



Placer County
Community Development Resource Agency

Sunset Area Plan

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Part I: Introduction

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Introduction

PURPOSE, OPPORTUNITIES, VISION, AND OBJECTIVES

Purpose

The purpose of the Sunset Area Plan is to set the stage for the development of the Sunset Area as a regional center for high-quality employment, entertainment, and education. The Plan seeks to leverage the locational benefits of the Sunset Area to open its vast potential to emerge as a leading choice for investment in economic growth.

Opportunities

The Sunset Area presents a unique combination of opportunities for development projects that will not only address market demand, but will also advance public policy objectives and leverage public investments in infrastructure improvements.

South Placer Location: South Placer is one of the major population and employment centers in the dynamic Sacramento Region, which is one of California's leading inland markets. Since 2000, the Sacramento Region population has expanded rapidly, growing by 23 percent compared to the statewide average of just 13 percent. Over the same period, the population of the South Placer market (defined as the southwestern portion of the county centered around Lincoln, Rocklin, and Roseville) has increased by 64 percent, more than double the rate of the Region. South Placer also contains about 13 percent of the Region's labor force, although approximately two-thirds of these working residents commute outside South Placer for employment opportunities. Since 2000, the South Placer market has captured a significant share of the net absolute job gains in the Region, demonstrating the market's capacity to expand its employment base and play an even larger role in the regional economy.

Location within South Placer: The Sunset Area sits in the middle of the South Placer market, offering great opportunities to generate desired economic development outcomes. With an orientation toward employment-generating uses, the Sunset Area represents a major opportunity to continue to expand the job base and to realize its potential to be a regional leader. The

expansion of opportunities for employment-generating uses will create additional job opportunities that better capitalize on the high quality and growing labor force in the South Placer market.

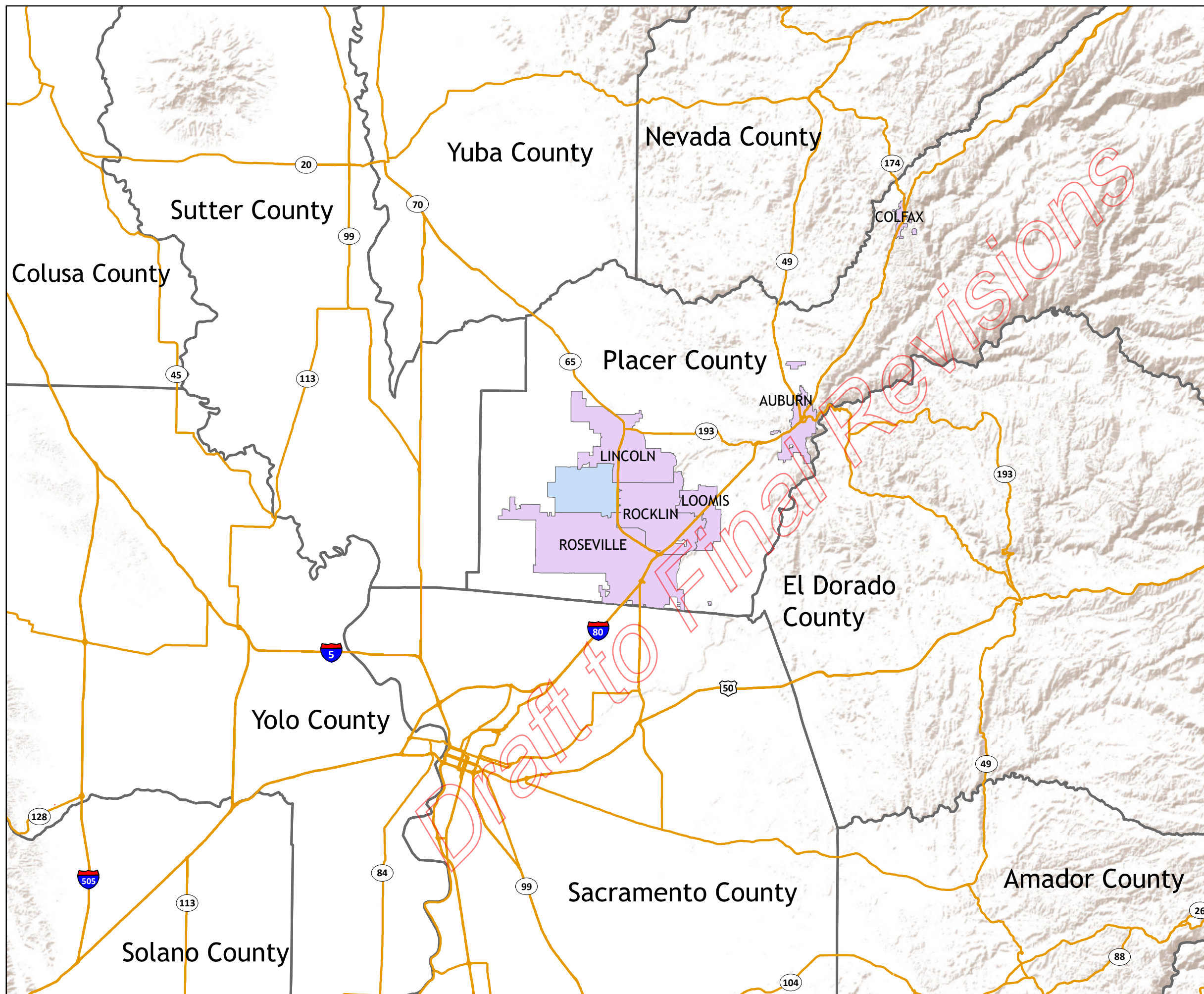
Transportation Access: The Sunset Area benefits from its ideal location at the intersection of Highway 65 and the future Placer Parkway, providing key north-south and east-west access to the rest of the region. This access will facilitate the combined transportation needs of all travelers destined for or originating from the Sunset Area.





Jobs-Housing Balance: The Sunset Area presents an important opportunity to achieve better balance between local jobs and the local workforce. The predominantly residential areas surrounding the Sunset Area house a highly-skilled labor force that will find new opportunities for employment closer to home as the Sunset Area develops with employment-supporting uses. This will result in less out-commuting, which will have the benefit of reducing peak hour congestion and freeing up capacity on regional roadways for commercial and industrial users.

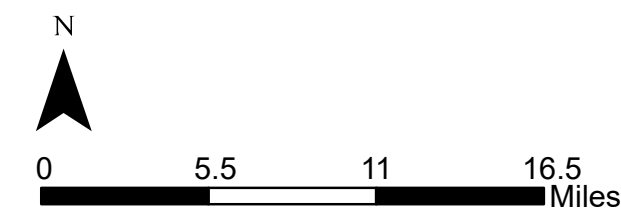
Burgeoning Higher-Education Focus: The South Placer workforce and business community benefit from the presence of existing higher education institutions like William Jessup University and Sierra College. With the potential future campus of California State University, Sacramento – Placer Campus (CSU Sacramento – Placer Campus), there will be even greater opportunities for economic and academic partnerships.

Land Availability: The presence of large, contiguous parcels of undeveloped land provides the Sunset Area with an advantage, particularly for potential large-footprint users, given the relative scarcity of similar sites elsewhere in the region. The fact that much of this land is under the control of relatively few owner groups is also a benefit that will simplify the development process. These factors combine to open up unique opportunities to attract major “game changing” projects to the Sunset Area.

Sunset Area Plan | Figure 1
Regional Location



-  Sunset Area Plan Plan Area
-  Surrounding Cities
-  Counties
-  Highways



Map Date: August 2019
Source: CalTrans, Esri, USGS, NOAA

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Vision and Objectives

The Vision of the Sunset Area Plan is to take advantage of opportunities to create a unique employment, entertainment, and education center that will provide regional benefit, create primary-wage earner jobs for residents of nearby cities and unincorporated areas, and help generate revenue to fund countywide services. The overarching objectives that will contribute to realizing this vision are as follows:

1. **High-Quality Design and Amenities:** Establish and maintain high-quality standards for architectural and aesthetic design that ensure creation and maintenance of value. Project design should integrate amenities that add interest and character, including amenities that take advantage of the Sunset Area's natural and open space features.
2. **Infrastructure Improvement:** Improve Sunset Area infrastructure with an emphasis on multimodal transportation improvements and the extension of public sewer and water to expand the supply of "shovel-ready" sites.
3. **Streamlining:** Streamline the land development review process for CEQA compliance and project entitlements.
4. **Diversity of Opportunity:** Broaden the range of development opportunities in the Sunset Area, including support for post-secondary education facilities and associated uses (e.g., commercial, residential, research) in Placer Ranch.
5. **Economic Innovation and Creativity:** Transition to a more high-employee density, labor-intensive mix of uses with an emphasis on goods and services focused on innovation and creativity.
6. **Housing Diversity:** Support the provision of housing types not otherwise available locally to accommodate employees of Sunset Area businesses.
7. **Preservation of Existing Operations:** Preserve the viability of industrial and large-scale manufacturing operations in the Sunset Area.
8. **Retention of Unique Land Supply:** Retain the large supply of large development sites in the Sunset Area by discouraging subdivisions that diminish long-term value and foreclose unique development opportunities.
9. **Protection from Incompatible Uses:** Protect existing and future development from adverse impacts associated with incompatible uses.
10. **Promotion of Active Transportation and Complete Streets:** Provide a network of connected bike lanes and sidewalks to accommodate cycling and walking for both functional and recreational purposes. This includes requiring street designs that balance the needs of motorists, cyclists, and pedestrians and ensuring connectivity with adjacent areas in Lincoln, Rocklin, Roseville, and unincorporated Placer County.

COMPONENTS OF THE SUNSET AREA PLAN

The Sunset Area Plan consists of two documents: the Existing Conditions Report and this Policy Document. The Existing Conditions Report takes an objective, policy-neutral “snapshot” of the Sunset Area’s trends and conditions. It provides a detailed description of a wide range of topics within the Sunset Area, providing decision-makers, the public, and local agencies with context for making policy decisions. This Policy Document provides goals, policies, implementation programs, and standards for a wide range of issues affecting the use of land within the Sunset Area. It also includes the Land Use Diagram, which specifies the type, location, and intensity of development within the Plan Area, as well as the Circulation Diagram, which depicts the functional classification of existing and proposed streets, roadways, and highways in the Sunset Area. The Policy Document is complemented by a separately-published Implementing Zoning Regulations and Corridor Design Standards and Guidelines. These regulations, standards, and guidelines specify the details that will ensure that new development delivers on the vision of the Sunset Area Plan.

RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN

The Sunset Area Plan contains many of the essential components, or elements, of a general plan, although it is not a general plan as defined by Government Code §65300 et seq. Rather, it is an area plan prepared to refine and implement the goals and policies of the Placer County General Plan that apply to the Sunset Area. The Sunset Area Plan specifically addresses issues related to land use/economic development, transportation and mobility; public facilities and services; natural resources; cultural resources; noise; health and safety; and administration and implementation. As required by State law, Sunset Area Plan policies are consistent with Placer County General Plan policies. The Area Plan policies supplement the General Plan policies to address concerns specific to the Sunset Area in greater detail than is possible or appropriate in the General Plan.

OTHER RELATED DOCUMENTS

In addition to the documents and diagrams associated with the Sunset Area Plan, several support documents have also been prepared as part of the update process.

Market Analysis Report: The Sunset Area Plan Update Market Analysis was completed in July 2015 as a companion to and source for the Existing Conditions Report. It provides an overview of the dynamics of the South

Placer market and explores the development potential in the Sunset Area from an economic perspective.

Opportunities and Constraints Report: The Opportunities and Constraints Report (February 2016) highlights an analysis conducted to determine where the physical constraints and opportunities lie within the Plan Area. The report addresses demographics and economics; land use; transportation and circulation; waterways and flood risk areas; agricultural and natural resources; infrastructure and public services; industrial contamination; and hazards and safety.

Preferred Alternative Report: The Preferred Alternative Report (September 2016) outlines a variety of factors that contributed to the definition of the Preferred Alternative Land Use Diagram and its underlying themes.

Environmental Impact Report: The Sunset Area Plan Environmental Impact Report (EIR) discusses the environmental consequences of adopting the Sunset Area Plan. The EIR was prepared to meet the requirements of the California Environmental Quality Act, but is not formally part of the Plan.

STRUCTURE AND ORGANIZATION OF THE POLICY DOCUMENT

The Sunset Area Plan Policy Document consists of four parts.

- **Part I**, the Introduction, provides an overview of the Sunset Area Plan, Plan Objectives, structure and organization of the document, as well as background information on the Plan Area.
- **Part II** presents the goals, policies, and implementation programs of the Plan. This section is divided into nine sections:
 1. Land Use and Economic Development
 2. Transportation and Mobility
 3. Public Facilities and Services
 4. Natural Resources
 5. Cultural Resources
 6. Noise
 7. Health and Safety
 8. Housing
 9. Implementation

The Land Use/Economic Development section includes land development standards for the several Plan Area Districts. The Circulation and Mobility section contains additional information on roadway functional classification, pedestrian/bicycle connectivity, and transit corridors.

- **Part III** includes the Implementing Zoning provisions adopted in conjunction with the goals and policies of the Plan.
- **Part IV** contains the appendices.
 - **Appendix A: Corridor Design Standards and Guidelines.** These guidelines and standards address streetscape and project standards/guidelines, including graphic illustrations to convey the vision for these key corridors within the Sunset Area and gateways into the area.
 - **Appendix B** contains the resolutions of Plan adoption and the ordinances amending the Zoning Maps. ~~[To be added upon adoption of the Plan.]~~

THEMATIC DISTRICTS

The Sunset Area is divided into seven thematic districts that reflect discrete development opportunities. These districts are not intended to provide regulatory guidance, but rather to help crystallize the County's economic development vision for the area. They are, however, the basis for unique land use designations created for the Sunset Area Plan (see Land Use and Economic Development Element in Part II of this Plan). The seven thematic districts are shown in Figure 2 and described below:

Industrial Infill District

The Industrial Infill District is located on the eastern edge of the Sunset Area and is anchored by Industrial and Cincinnati Avenues. The district will continue to see a range of light industrial, sales-service, and ancillary highway service commercial (e.g., hotels, services). The County envisions this area will develop more employment-intensive industrial uses than it has historically.

Eco-Industrial/Manufacturing/WPWMA District

The Eco-Industrial/Manufacturing/WPWMA District includes and surrounds the West Placer Waste Management Authority landfill and materials recovery facility. In this area, there is an opportunity to build an integrated eco-industrial and manufacturing district, as it has the parcel sizes to accommodate major users involved in goods production.

Innovation Center District

The Innovation Center District sits between the Industrial Infill District and Eco-Industrial/Manufacturing/WPWMA District. It is intended to support a mix of industry clusters and include a mix of small and large industries in all stages of business life-cycles. The focus of this district is on businesses that emphasize innovation and creativity. Given the proximity to existing and

future higher-education facilities nearby, facilities that support academic research (either within or proximate to the area) can be an important component. The County expects users in this district to have a preference for more upscale amenities and fewer heavy manufacturing users.

Entertainment and Mixed-Use District

The Entertainment and Mixed-Use District includes the Thunder Valley Casino Resort. The United Auburn Indian Community (UAIC) has acquired substantial holdings around its existing Thunder Valley facilities with an interest in developing compatible, entertainment-related uses such as theme parks and various retail concepts. The combination of available land and the prospect of high-capacity transportation access make the Sunset Area one of the few regional locations suitable to accommodate a super-regional destination center.

Urban Reserve District

The Urban Reserve District is located on the western edge of the Sunset Area, west of the WPWMA facilities. With its good access and visibility from the future Placer Parkway, this area is an excellent setting for future urban uses (e.g., commerce park, business park, innovation centers). The area falls entirely within the City of Lincoln's Sphere of Influence, and the Lincoln General Plan anticipates similar future uses. Until it is ready for more detailed planning in concert with the City of Lincoln, however, it will continue to be limited to agricultural uses.

Preserve/Mitigation Reserve District

The Preserve/Mitigation Reserve District covers the entire northern extent of the Sunset Area. Approximately 1,800 acres of this area are already preserved as permanent open space in four existing reserves – Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, Moore Ranch Conservancy, and Antonio Mountain Ranch Mitigation Bank.

Placer Ranch

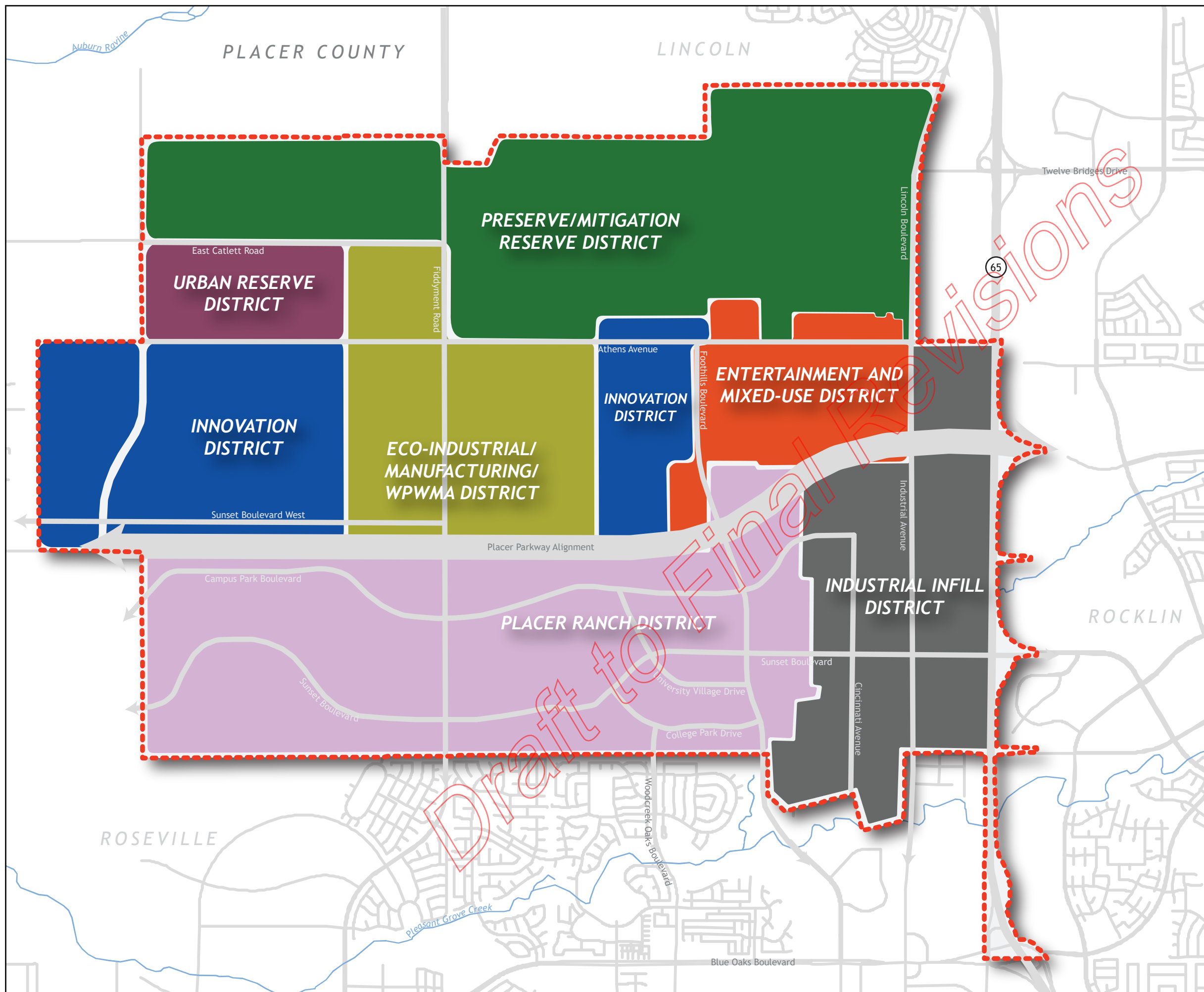
~~Placer Ranch will develop under its own specific plan under the auspices of the County. Development of the area is expected to center on the CSU Sacramento – Placer Campus. The proponents of the Placer Ranch Project have identified a set of sub-districts (also shown in Figure 2) that are independent of the Sunset Area Plan districts.~~

The Placer Ranch District covers approximately 2,200 acres in the southern part of the Sunset Area, mostly south of Placer Parkway. The district is envisioned to develop with a mixture of residential, commercial, employment, educational, and public uses. Development within Placer Ranch will be guided by the Placer Ranch Specific Plan, which was prepared separately from, but concurrently with, this Plan.

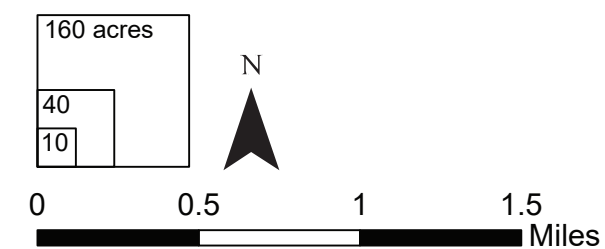
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Sunset Area Plan | Figure 2
Thematic Districts



Plan Area



Map Date: August 2019
Source: Placer County, 2019

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Part II: Goals, Policies, and Implementation Programs

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1. LAND USE AND ECONOMIC DEVELOPMENT

The County has long viewed the Sunset Area as a prime opportunity to accommodate growth and economic expansion in South Placer County. Over the years, the land use vision for the area evolved from a more traditional suburban area (1980 Sunset General Plan) to an exclusively industrial and agricultural area (1997 Sunset Industrial Area Plan).

With this 2018 Plan, the County's vision for the area has again evolved, with the intent of creating more diverse opportunities for employment, education, entertainment, and residential uses. On the employment side, the Sunset Area has a unique combination of assets that will allow it to attract large-scale projects that support primary wage earner employment. This will help balance the existing supply of residential uses that house a talented workforce.

On the education side, the area is poised to play a key role in the growth of higher education facilities in the region, specifically in the Placer Ranch area, which is planned for the California State University, Sacramento – Placer Campus (CSU Sacramento – Placer [Center Campus](#)). The establishment of such facilities, both within the Sunset Area and nearby, has the benefit of creating a market for associated office and retail uses.

The Sunset Area also has become an entertainment destination because of the development of the Thunder Valley Casino Resort. With the existing and planned regional access and land availability, the area has the potential to host additional large-scale entertainment uses.

Finally, there will be housing demand associated with the other uses proposed for the Sunset Area, including the Innovation Center uses, so this Plan provides for new residential uses to address this need. This includes providing opportunities for workers employed in the area and CSU Sacramento – Placer Campus students. This includes allowance for workforce housing to be integrated into areas intended primarily for employment-generating uses.

Chapter 2 (Land Use) of the Existing Conditions Report includes detailed descriptions of land use conditions and community design characteristics along with descriptions of the existing regulatory setting for land use and development in the Sunset Area.

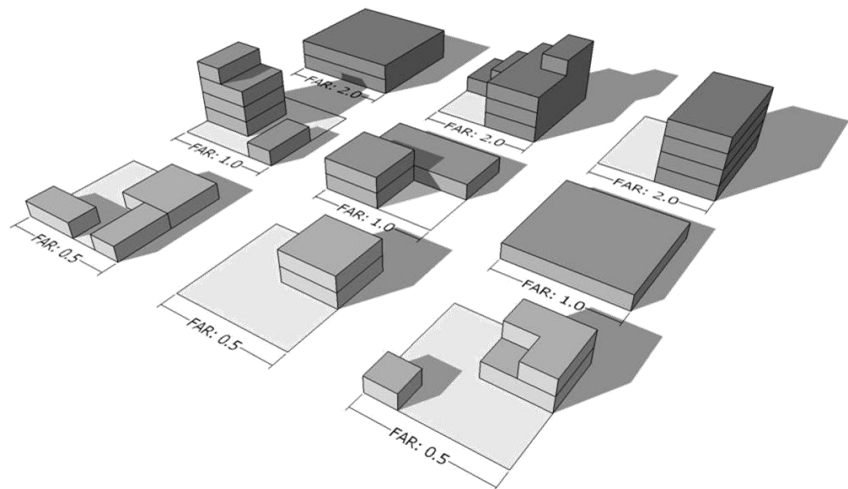
Land Use Diagram and Designations

The Sunset Area Land Use Diagram depicts the physical location of each of the land use designations discussed in this chapter (Figure 1-1). It consists of ten land use designations, each of which depicts the land use types planned for the Planning Area. The total acreage of each of the land use designations is described in Table 1-1.

Density/Intensity Standards

Table 1-1 lists the land use designations shown on the land use diagram along with the standards for density and intensity for each designation. For the non-residential uses, the standards are stated in terms of allowable floor-area ratios (FARs). An FAR is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet. Figure 1-1 illustrates various building configurations representing FARs of 0.5, 1.0, and 2.0. As shown in the diagram, different interpretations of the same FAR standard can result in very different building forms and site characteristics.

Figure 1-1: Floor Area Ratio Illustration



While the Land Use Diagram specifies primarily non-residential uses, it also includes residential uses to accommodate workers employed in the non-residential designations, as well as work-live units that are subordinate to the primary non-residential uses. In particular, the Entertainment/Mixed-Use designation is expected to generate the need for workforce housing; the Innovation Center designation will accommodate innovative mixed-use employment centers that could include housing to support those employment centers; and the Light Industrial designation could support live-work units. Accordingly, these designations include standards that assume a minimum density of 10 dwelling units per acre and a maximum of 30 dwelling units per net acre for areas that are proposed for housing.

**TABLE 1-1
LAND USE DESIGNATIONS**

Land Use Designation	Acres	Floor Area Ratio		Dwelling Units/Acre	
		Low	High	Minimum	Maximum
General Commercial	34.2	0.15	0.75		
Entertainment Mixed-Use	516.8	0.15	2.00	10	30
Business Park	147.3	0.20	0.50		
Innovation Center	1,244.7	0.20	0.50	10	30
Eco-Industrial	927.4	0.20	0.75		
Light Industrial	749.9	0.20	0.75		12
Public Facility	6.3				
Preserve/Mitigation Reserve	1,943.4		0.02		
Urban Reserve	320.4		0.02		
Placer Ranch Specific Plan*	2,213.3	Varies		Varies	
Total	8,103.7				
*See Placer Ranch Specific Plan					

*See Placer Ranch Specific Plan

Land Use Designations

The following paragraphs describe each land use designation depicted on the Land Use Diagram in terms of typical uses and how the designation is applied.

General Commercial (GC)

The GC designation provides for retail and service commercial uses along Sunset Boulevard near SR 65. It is intended to provide goods and services to the businesses and employees working within the Sunset Area as well as travelers using SR 65. Typical uses permitted under the GC designation are as follows:

- Retail stores
- Restaurants
- Service commercial uses
- Necessary public utility and safety facilities

Entertainment Mixed-Use (EMU)

The EMU designation provides for entertainment-oriented and visitor-serving uses that would draw customers from beyond South Placer County. It is intended to leverage the excellent transportation access at the future Placer Parkway/Foothills Boulevard interchange, visibility from Placer Parkway and SR 65, and proximity to Thunder Valley Casino Resort. The EMU designation also anticipates the potential need for residential uses to support the workforce employed in the area. Typical uses permitted under the EMU designation are as follows:

- Entertainment venues
- Theme parks
- Super-regional destination retail
- Shopping
- Restaurants
- Recreational facilities
- Lodging
- Healthcare-related services
- Residential uses ancillary to or supportive of employment uses
- Necessary public utility and safety facilities

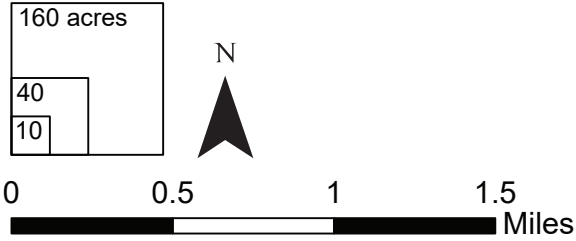
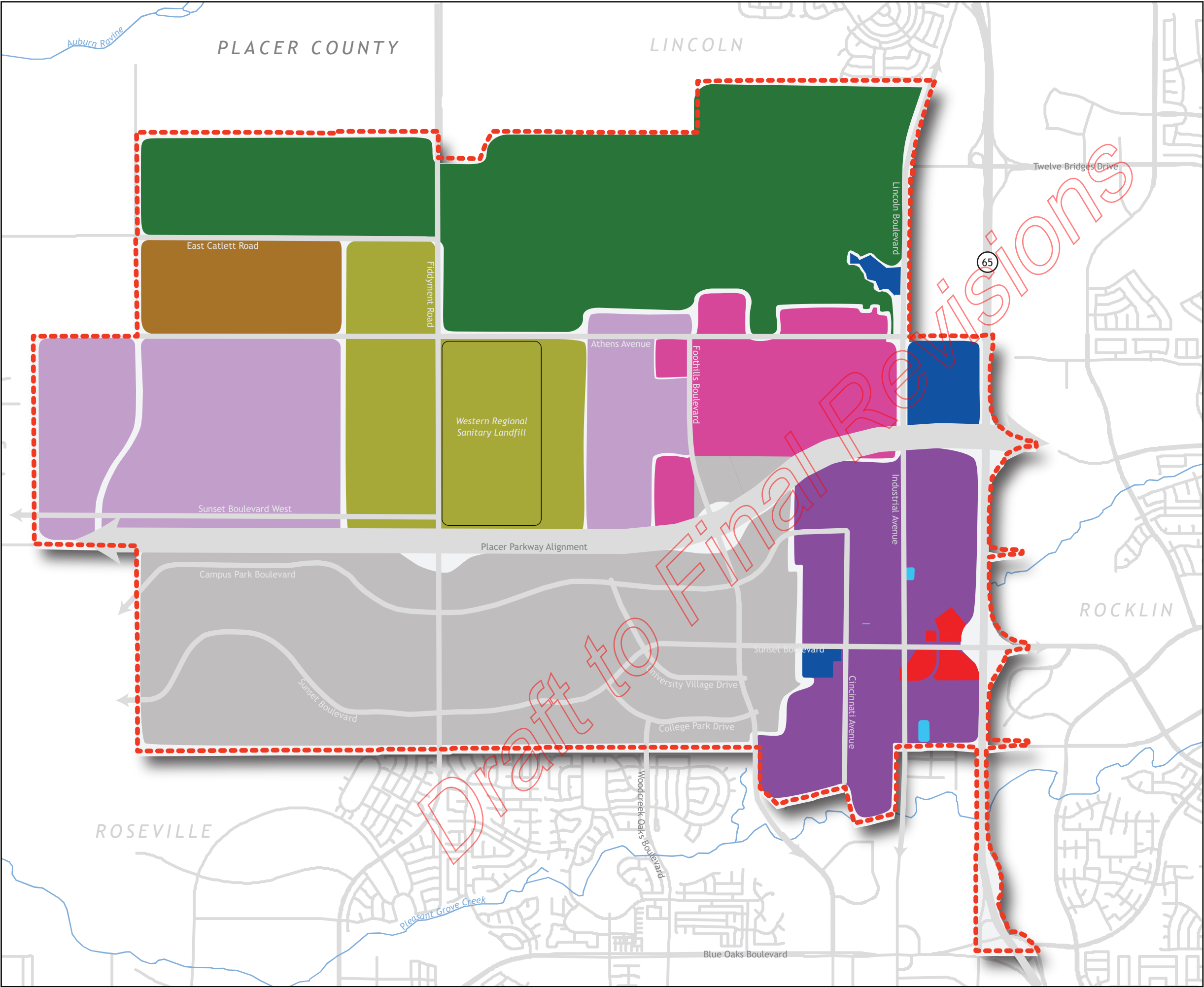
Business Park (BP)

The BP designation provides for employee-intensive industrial and professional uses in a campus-like setting. The Business Park designation is intended to provide for businesses that involve large numbers of employees and facilities that are attractive and environmentally sensitive. The BP designation is applied to areas with high visibility and good access to major transportation routes. Uses that involve outdoor manufacturing or storage, or that emit any appreciable amount of visible gasses, particulates, steam, heat, odors, vibrations, glare, dust, or excessive noise are discouraged within this designation.

Typical uses permitted under the BP designation are as follows:

- Professional offices
- Research and development facilities
- Light manufacturing and assembly
- Retail and service commercial uses necessary to support other allowed uses
- Necessary public utility and safety facilities

Sunset Area Plan | Figure 1-2
Land Use Diagram



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Innovation Center (IC)

The IC designation accommodates a mix of industry clusters (e.g., information technology, life sciences, knowledge-based, creative), with a mix of small and large operations, in an amenity-rich setting with a high level of finish. It also provides the flexibility to integrate innovative residential uses developed in otherwise non-residential projects. The proximity to the California State University, Sacramento – Placer Campus provides an opportunity to academically-related businesses with a preference for vital and dynamic town center surroundings. Typical uses permitted under the IC designation are as follows:

- Light industrial/Flex
- Office
- Laboratories
- Research and Development
- Retail and other services catering to other tenants/users in the area
- Residential uses ancillary to or supportive of employment uses
- Necessary public utility and safety facilities

Eco-Industrial (EI)

The EI designation provides for solid waste-related management, processing, recycling, and composting operations, as well as industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, and related advanced manufacturing, perhaps in conjunction with nearby universities. The viability of these uses would be enhanced by reorientation of the Western Placer Waste Management Authority (WPWMA) operations within its property to minimize nuisances. Typical uses permitted under the EI designation are as follows:

- Manufacturing and remanufacturing, including advanced materials
- Construction and demolition debris recycling
- Plastics processing (grinding, washing, pelletizing, molding)
- Paper conversion
- Wood salvage and re-milling
- Glass processing/manufacturing
- Scrap tire recycling/baling
- Electronics repair, de-manufacturing, recycling
- Non-profit/small industry incubator
- Landfill operations
- Necessary public utility and safety facilities

Light Industrial (LI)

The LI designation provides for a wide variety of uses including office/flex, research and development, light manufacturing, assembly, and distribution activities. The LI designation will also support limited work-live residential opportunities, breweries, tasting rooms, commercial recreation, and accessory retail uses. The uses can contribute to creating an environment where small business owners have the ability to manufacture, distribute, sell, and live in the same space. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized. The range of uses within this designation may call for the identification of sub-districts to minimize car/truck conflicts. Typical uses permitted under the LI designation are as follows:

- Light manufacturing and assembly
- Storage and distribution
- Research and development activities
- Business support services
- Retail and service commercial uses necessary to support other allowed uses
- Work-live residential units
- Breweries
- Tasting rooms
- Commercial recreation
- Necessary public utility and safety facilities

Public Facility (PF)

The PF designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. On the Sunset Area Plan Land Use Diagram, this designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. As more refined plans are completed to implement to the Area Plan, the PF designation will be applied as appropriate. Typical uses permitted under the PF designation are as follows:

- Government offices and corporation yards
- Service centers and other institutional facilities
- Schools
- Solid and liquid waste facilities
- Public utility and safety facilities
- Park-and-ride lots
- Transit facilities/stops

Preserve/Mitigation Reserve (P/MR)

The P/MR designation is applied to lands specifically reserved or proposed for watershed preservation, passive outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Structural development is restricted to accessory structures necessary to support the primary allowed uses. This designation includes four existing reserves—Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, Antonio Mountain Ranch, and Moore Ranch Conservancy. Typical uses permitted under the P/MR designation are as follows:

- Mitigation banks
- Natural resource conservation areas
- Necessary public utility and safety facilities

Urban Reserve (UR)

The UR designation is applied to land to be developed beyond the time frame of the Plan. In the short- and mid-term, these areas will remain in a reserve designation that allows interim agricultural uses. In advance of these areas being planned and developed for urban uses, typical uses permitted under the UR designation are as follows:

- Crop production, orchards and vineyards, grazing, pasture and rangeland
- Necessary public utility and safety facilities
- Allowable residential development in areas used for agriculture includes one principal dwelling and one secondary dwelling per lot.

Placer Ranch Specific Plan (PRSP)

The PRSP designation applies to the Placer Ranch project, which covers approximately 2,200 acres in the southern part of the Sunset Area, mostly south of Placer Parkway. Placer Ranch is envisioned to develop with a mixture of residential, commercial, employment, educational, and public uses. At buildout, the area is expected to accommodate approximately 5,600 dwelling units and 13,200 residents. In addition, it has the capacity to accommodate over 8.4 million square feet of commercial, employment, and university-related non-residential uses. Development within Placer Ranch will be guided by the Placer Ranch Specific Plan, which was prepared separately from, but

concurrently with, this Plan. The policy framework of the Sunset Area Plan is intended to support the implementation of the Placer Ranch Specific Plan, which was—in turn—prepared to ensure consistency with the overall vision for development of the Sunset Area.

Implementing Zoning

The land use designations of the Sunset Area Plan are intended to generally represent the overall pattern of land use throughout the Sunset Area. They are intended to be broad to allow for flexibility in implementation. The County has also developed zoning regulations and development standards and design guidelines that are designed to specify in greater detail how the land use designations and policies of the Sunset Area Plan will be implemented. These are included as Part III of this Plan. Table 1-2 shows the correspondence among the Thematic Districts described in the Introduction, the land use designations described above, and the implementing zoning categories.

TABLE 1-2 THEMATIC DISTRICT, LAND USE DESIGNATION, ZONING CORRESPONDENCE		
Thematic District	Land Use Designations	Implementing Zoning
Industrial Infill District	Light Industrial (LI) Business Park (BP) General Commercial	Light Industrial (LI) Industrial Mixed-Use (IMU) Business Professional (BPL) Service Commercial (SC)
Eco-Industrial/ Manufacturing/ WPWMA District	Eco-Industrial (EI)	Eco-Industrial (ECO)
Innovation Center District	Innovation Center (IC)	Innovation Center (IC)
Entertainment and Mixed-Use District	Entertainment Mixed-Use (EMU)	Entertainment Mixed-Use (EMU)
Urban Reserve District	Urban Reserve	Farm-Development Reserve (F-DR)
Preserve/Mitigation Reserve District	Preserve/Mitigation Reserve	Open Space (OS)
All	Public Facility (PF)	All except Open Space
Placer Ranch	Placer Ranch Specific Plan	Specific Plan-Placer Ranch Specific Plan (SPL-PRSP)

Land Use Buffer Zone Standards

Table 1-5 of the Placer County General Plan describes a number of buffer zone standards that are intended to separate potentially incompatible uses so that the legitimate use of land for one purpose does not detrimentally affect the use of another. These buffer zones are necessary to protect the long-term viability of critical public facilities and to separate residential, commercial, and other uses continuously or frequently occupied by people from odors, wind-borne debris, noise from vehicles, equipment, and hazardous materials that may be perceived as nuisances or as incompatible.

For the Sunset Area, the principal concern is to balance the needs of employment-supporting uses, including residential uses, with the operational

needs of the Western Placer Regional Waste Management Authority (WPWMA) facilities (e.g., Western Regional Sanitary Landfill [WRS�], material recovery facility [MRF]). Table 1-3 shows the buffer standards that apply to solid waste disposal sites and Figure 1-3 shows how these standards apply to the area surrounding the WPWMA properties.

As indicated in the ~~footnote~~^{first footnote to} Table 1-3, residential uses outside of the required buffer (2,000 feet), but within a mile of the WPWMA properties, will require County approval of a specific plan, master plan, or development agreement. The approved plan or development agreement will have to include a statement acknowledging the proximity of the landfill and the potential nuisances associated with its operation (e.g., odor). Furthermore, residential development within this area will require payment of a fair share contribution to support WPWMA Tier I capital improvements. These requirements are detailed in the Special Purpose (-SP) provisions of the Implementing Zoning Development Standards (Article 1 of Part III of this document). Note that, for the Placer Ranch Specific Plan (PRSP), the zoning designation of "SPL" serves the same purpose as the "-SP" designation. The SPL-PRSP designation identifies the property as subject to the requirements of the approved specific plan policy document and associated development standards. The development standards and development agreement for PRSP include the requirements identified in Article I of Part III for the "-SP" overlay zone.

As indicated in the second footnote to Table 1-3, the buffer width may be reduced for ~~residential~~, commercial, and recreational uses with the approval of a specific plan, master plan, or development agreement. ~~These standards, The standards shown in~~ Table 1-3, in combination with Area Plan policies and ~~the~~ Implementing Regulations Zoning, will continue to provide the protection necessary to maintain balance between WPWMA's needs and the demand for residential, commercial, and recreational uses in the area.

TABLE 1-3 PUBLIC FACILITY BUFFER ZONE STANDARDS			
Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Type		
	Residential	Commercial	Recreation
Solid Waste Disposal Site	2,000 ¹	1,000 ²	500 ²
⁴ Residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan, master plan, or development agreement. ¹ New residential uses beyond 2,000 feet but within a mile (5,280 feet) of the landfill property boundaries require approval of a specific plan, master plan, or development agreement. See the combining "SP" (Special Purpose) zoning overlay district in the Implementing Zoning General Development Regulations (Article 1 of Part III of this document) for provisions to be included within each specific plan, master plan, or development agreement. If a specific plan is approved, the zoning for the underlying property will change from "SP" to "SPL." The approved specific plan development standards shall be required to include these provisions. ² Commercial and recreation uses within the specified buffer zones may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.			

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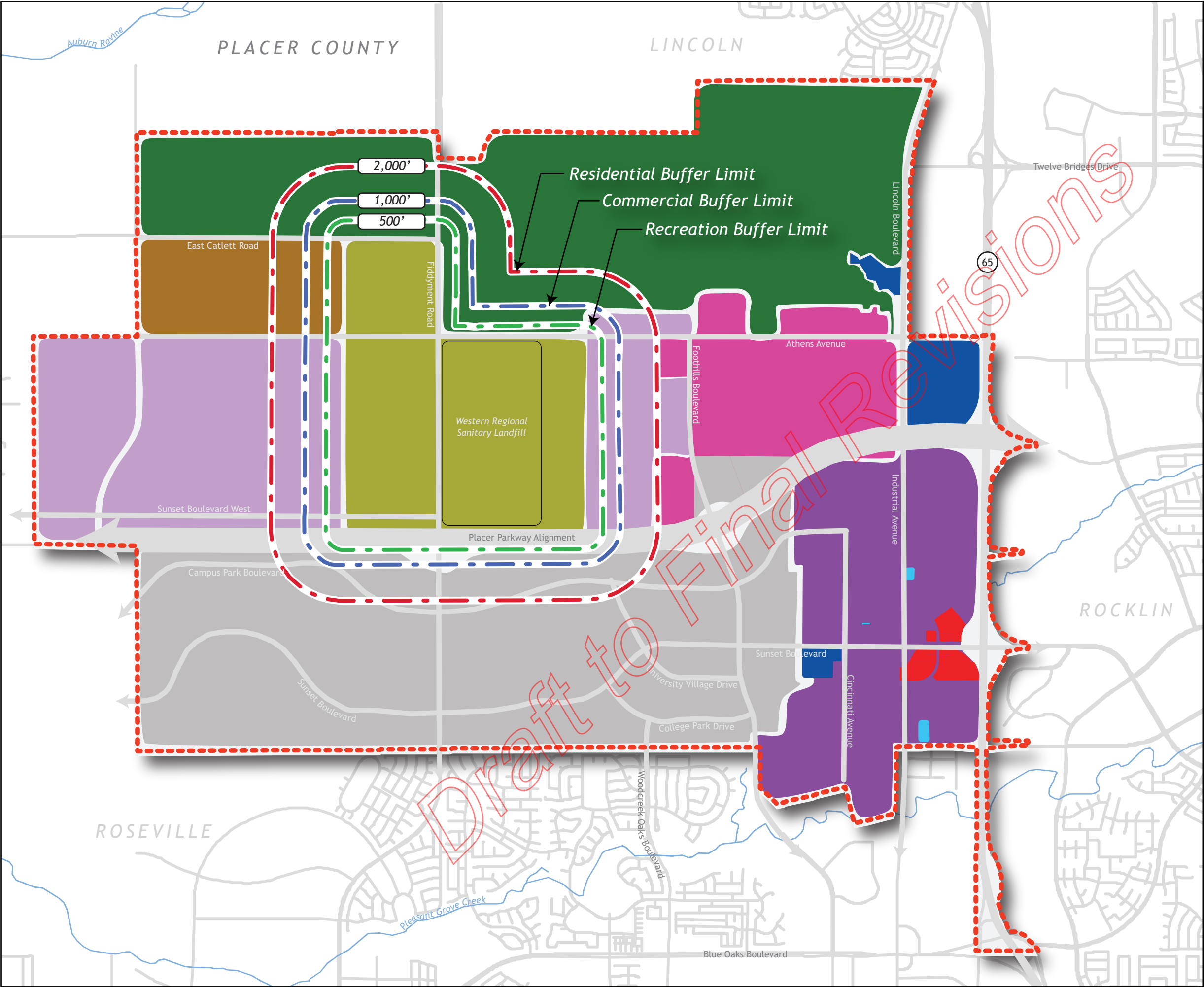
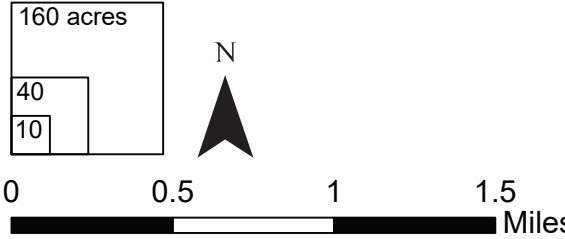
Sunset Area Plan | Figure 1-3
Land Use Buffer Limits

(Refer to Table 1-3 for additional information concerning buffer requirements)

- Plan Area
- Western Regional Sanitary Landfill
- Residential Buffer Limit (2,000')
- Commercial Buffer Limit (1,000')
- Recreation Buffer Limit (500')

Note: The dimensions depicted here are illustrative only. More precise specification of dimensions will be required through the development of implementing specific plans or site development plans.

- Land Use Designations
- General Commercial
 - Entertainment Mixed-Use
 - Business Park
 - Innovation Center
 - Eco-Industrial
 - Light Industrial
 - Public Facility
 - Preserve/Mitigation Reserve
 - Urban Reserve
 - Placer Ranch Specific Plan



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Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for the land uses contemplated within the Plan area, as well as for the economic health and diversity of the Sunset Area. These goals and policies provide the general framework for decisions that will enhance the quality and economic viability of development in the area.

Goal LU/ED-1: Economic Health and Diversity

To maintain a healthy and diverse local economy that meets the present and future employment, public safety, and service needs of Placer County residents and to expand the county's economic base to better serve the needs of residents and local businesses.

Policies

LU/ED-1.1: Economic Diversification. The County shall actively promote the continued diversification of the Sunset Area's economy by encouraging the establishment of a wide range of businesses including manufacturing-based industries compatible with the area's standards, business support services, service industries, electronics, medical, research and development, computer products and software, warehouse and distribution, entertainment industries, tourist recreation industries, and other uses that will further enhance Placer County's economy.



LU/ED-1.2: Business Development, Expansion, and Retention. The County shall encourage the development, expansion, and retention of businesses in the Sunset Area, especially those that provide primary wage-earner jobs, by designating adequate

land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.

- LU/ED-1.3: County Revenue Benefit.** The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- LU/ED-1.4: Development Standards and Fees.** For projects that provide a substantial economic benefit to the community (e.g., large numbers of primary wage-earner jobs), the County shall consider flexible application of development standards and deferral or reduction of development fees.
- LU/ED-1.5: Economic Development Coordination.** The County shall coordinate its economic development efforts with the efforts of neighboring cities and economic development organizations, including local chambers of commerce and regional and statewide trade and commerce organizations.
- LU/ED-1.6: Prospective Business Assistance.** The County shall continue to enhance its capability to respond to business inquiries and to ~~provide assistance to~~ assist businesses interested in the Sunset Area, including identification of sites for the expansion of existing businesses and for the establishment of new business. This will include the use of a geographic information and permit tracking system that can provide information on site constraints, infrastructure, status of entitlements, land development costs, and other considerations.
- LU/ED-1.7: Academic-Business Partnership.** The County shall encourage partnering between local universities and businesses to develop job training, apprenticeships, and mentoring programs that enable and attract residents to enter or move up in the labor force.
- LU/ED-1.8: Food Industry Hub.** The County shall focus efforts to recruit and retain regional, national, and international businesses in food and agricultural-related and supportive industries, including food production, distribution, equipment manufacturing, education, research and development to support and grow the County's PlacerGROWN program and agricultural industry.

LU/ED-1.9: Industry Clusters. The County shall promote and support the development of targeted industry clusters including food, agricultural and green technology, advanced manufacturing, health care technology, biotechnology through partnerships with higher education institutions, work force training agencies, business associations, financial institutions, and venture capitalists.

Goal LU/ED-2: Healthy Communities

To promote a positive physical, social, and economic environment that supports a sense of community and promotes a sustainable future where residents can enjoy a high quality of life.

Policies

LU/ED-2.1: Locally-Sourced Food. The County shall encourage cooperation with PlacerGROWN and other local food providers to promote the purchase of food from Placer County growers for businesses and schools within the Sunset Area.

LU/ED-2.2: Access to Healthy Food Options. The County shall encourage the establishment of businesses that provide residents and employees convenient access to healthy food options, such as grocery stores, corner markets, restaurants, and farmers' markets.

LU/ED-2.3: Community Gardens. The County shall encourage all new housing developments in the Placer Ranch district, particularly affordable housing developments, to contain a designated yard or other shared spaces for community gardens.



- LU/ED-2.4: Public Art.** Encourage the development and display of public art to promote the history, heritage, and culture of the community.



- LU/ED-2.5: Community Diversity.** Strengthen ethnic, cultural, and socioeconomic diversity by supporting programs that celebrate cultural differences and similarities.
- LU/ED-2.6: Community Space.** Create public plazas with seating, art, and play features near shopping and business districts.
- LU/ED-2.7: Community Events.** Coordinate with local businesses, organizations, colleges, and the school district to support a year-round calendar of community events. Events should be geared toward families and youth, and contain components of physical activity, healthy food, arts, and music.
- LU/ED-2.8: Design for Physical Activity.** Promote a pedestrian- and bike-friendly area to minimize vehicle usage, encourage physical activity, and provide a sense of community.
- LU/ED-2.9: Safe Routes to Schools.** The County shall encourage a Safe Routes to Schools program within the Placer Ranch district that designs potential school sites with proximity to neighborhoods, trails, and bike lanes, as well as crosswalks and sidewalks, to encourage school commutes that are easily accessible by families and students on foot, bicycle, or by public transit. The County shall further encourage the formation of a Walking School Bus program as a way to promote physical activity and reduce traffic congestion around schools.

LU/ED-2.10: Active Storefront Design. Work with ground-level businesses in the town center and mixed-use areas of the Sunset Area and Placer Ranch district to promote a pedestrian-oriented atmosphere that is vibrant day and night by providing a mixture of retail, restaurants, and services that operate during the day and evening, and which include outdoor sidewalk seating areas, landscaping, signage, and well-designed window fronts.

LU/ED-2.11: Bike- and Pedestrian-Supportive Design. Encourage development of local mixed-use centers that provide goods and services that meet the daily needs of the community and surrounding neighborhoods to encourage walking and bicycling, and to reduce vehicle trips outside of the Plan area.



LU/ED-2.12: Transit-Dependent Services. The County shall work with transit service providers and healthcare providers to ensure adequate service for people who are transit-dependent by improving connections to local and regional health care facilities.

Goal LU/ED-3: Design and Land Development Practices

To promote high-quality design and land development practices in the Sunset Area.

Policies

LU/ED-3.1: High-Quality Design. The County shall require high-quality design in both the public and private realm to ensure an attractive setting for investment in planned uses in the Sunset Area, especially along key transportation corridors (e.g., Placer Parkway, Highway 65, Sunset Boulevard, Foothills Boulevard North, Athens Avenue, Fiddymont Road). All projects shall comply with the Placer County Street Improvements Ordinance by constructing the required frontage improvements and providing ultimate planned right-of-way dedications to the County. Except as otherwise provided in design guidelines for approved specific plans, this will include compliance with applicable provisions of the Sunset Area Corridor Design Standards and Guidelines, the Placer County Design Guidelines Manual and Landscape Design Guidelines, and the Placer County Land Development Manual, including the Placer County General Specifications and Engineering Design Details. Such design shall include appropriate buffering (e.g., distance, sound walls, fencing, and landscaping) between sensitive uses, such as residential uses, and the key transportation corridors listed above.

LU/ED-3.2: Environmentally Responsive Design. The County shall encourage buildings and sites to be designed in a manner that blends with existing natural conditions, including site topography, existing woodland vegetation, wetlands, stream channels, and other natural features. Where existing resources are preserved by other policies and programs, adjacent buildings and other improved areas shall be designed in harmony with the preserved area and shall not seek to replace or dominate those resources.

LU/ED-3.3: New Discretionary Development Characteristics. The County shall only approve new discretionary development that has the following characteristics:

- A. Adequate infrastructure and services;
- B. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile, multi-modal transportation;

- C. Site amenities, such as outdoor plazas, walking trails, and supportive accessory uses (e.g., daycare providers, fitness facilities, coffee shops, cafes, delicatessens) that will attract primary wage earner employment; and
- D. Sufficient buffering to avoid incompatibility with adjacent uses.

LU/ED-3.4: Land Alteration. The County shall require that new discretionary development comply with the Placer County Grading Ordinance as well as incorporate sound soil conservation practices and minimize land alterations. Land alterations should comply with the following guidelines:

- A. Limit cuts and fills;
- B. Limit grading to the smallest practical area of land;
- C. Limit land disturbance and grading activities to the shortest practical amount of time;
- D. Replant and stabilize graded areas to ensure establishment of plant cover before the next rainy season; and
- E. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

LU/ED-3.5: Parking. The County shall require site planning that minimizes the visibility of parking areas as much as possible through their configuration and the use of landscaping and grading. This can be achieved by locating parking to the rear of buildings and in areas that can be appropriately screened from the adjacent street and surrounding land uses. Parking supply design should adhere to the following principles:

- A. Parking areas should be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.
- B. Shade trees shall be provided on parking islands, along street edges, and at other locations wherever feasible, and shall be consistent with the shading provisions of the Placer County Landscape Guidelines.
- C. Where shade structures are provided, encourage the installation of solar panels.

- D. Convenient surface parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas should be located whenever possible at the rear or side and connected to the streetscape through pedestrian links.
- E. Access points to parking areas shall be minimized to reduce their potential impact on the surrounding streetscapes and to minimize potential vehicular conflict.
- F. Bike parking areas shall be provided as required by the [Implementing Zoning Ordinance Regulations](#).
- G. [Parking for alternative fuel vehicles shall be provided.](#)



LU/ED-3.6: Outdoor Storage and Parking Surfaces. The County shall require that outdoor yard areas and all parking and circulation areas be surfaced with concrete ~~and/or~~ asphaltic concrete, at a minimum, but shall encourage permeable pavement if approved by the County in accordance with the West Placer Storm Water Quality Design Manual.

LU/ED-3.7: Screening to Avoid Visual Impacts. The County shall require outdoor storage or activity areas to incorporate screening elements to reduce the visual impact of such activities. Such elements shall include opaque fencing and landscaping. The stacking of materials in outdoor yard areas shall be restricted to reduce visual impacts. No materials stored immediately adjacent to screening elements should exceed the height of the screen. Materials stored higher than a screen shall be confined to the middle of the yard area.

LU/ED-3.8: Landscaping. The County shall require industrial, commercial, and office projects incorporate landscaping into site design for all areas not covered by hardscaping. All development projects shall include a substantial amount of landscaping along frontages adjacent to public rights-of-way, and perimeter landscaping for screening of parking lots, loading docks, and yard areas. Where appropriate, individual projects shall use a landscape theme that is consistent throughout the development area (e.g., within a thematic district, master planned project, or specific plan). All landscaping shall comply with the requirements of the Water Efficient Landscape Ordinance (WELO), including use of native species that are drought-resistant.



LU/ED-3.9: Lighting. The County shall balance the need for lighting in new developments with concern for the environment and existing uses by encouraging the use of efficient, strategic, and aesthetic lighting methods that address public safety and reduce light pollution. Lighting design should adhere to the following principles:

- A. Lighting on site should be designed to promote pedestrian comfort and safety and to enliven public gathering places.
- B. Lighting for individual buildings should be integrated into the architecture.
- C. Lighting shall be designed to minimize projection into adjacent properties and onto adjacent roads and not provide a source of glare.

- D. The height of light standards in parking areas shall not exceed eighteen (18) feet.
- E. Energy-efficient technology should be used wherever possible.

LU/ED-3.10: Signage. The design and provision of signage on commercial and institutional properties should balance the requirements for form and identity associated with the particular use with the need to complement and enliven the streetscape. Signage shall be designed in accordance with Placer County Sign Regulations (Placer County Zoning Ordinance 17.54.170). Signage design should adhere to the following principles:

- A. The design of signage should be visually and thematically consistent with the building design(s) and coordinated throughout a site. Signage should contribute to the design vision for the building, site, and overall community.
- B. All developments are permitted to erect low-profile, free-standing monument-type signs that are located outside of public rights-of-way and multi-purpose easement areas and that do not obstruct vehicle sight lines. Signs should use individual letters. Cabinet building signs are strongly discouraged.
- C. Freestanding signs shall either be externally illuminated or only the individual letters shall be internally illuminated.
- D. Ground-related signage structures should be integrated into the site plan and landscaping and should contribute to the overall wayfinding strategy of the site.
- E. Individual tenant signs shall be installed on the front of the building.

LU/ED-3.11: Mirrored or Reflective Glass. The County shall prohibit the use of mirrored or reflective glasses as the dominant architectural theme in industrial, office, or commercial buildings. Reflective surfaces of multi-story buildings facing streets, open spaces, parks, and residential neighborhoods shall be oriented to avoid generating glare that could create a nuisance



LU/ED-3.12: Impervious Surfaces / Low-Impact Development. The County shall require that all new discretionary development be designed in accordance with the West Placer Storm Water Quality Design Manual to incorporate Site Design Measures and Low-Impact Development features to infiltrate runoff from impervious surfaces.

Goal LU/ED-4: Entertainment/Mixed-Use

To support and promote opportunities for growth in regional scale entertainment-oriented and visitor-serving uses.

Policies

LU/ED-4.1: Entertainment-Oriented and Visitor-Serving Uses. The County will collaborate with ~~land-owners~~[landowners](#) and development interests to attract entertainment-oriented and visitor-serving uses in the area designated on the Land Use Diagram as Entertainment/Mixed-Use.

LU/ED-4.2: Expansion/Diversification of Thunder Valley. The County shall work with the United Auburn Indian Community to support efforts to implement the UAIC's vision to diversify its operations near the Thunder Valley Casino Resort.



LU/ED-4.3: Placer Parkway/Foothills Boulevard Interchange. The County shall promote opportunities for retail and visitor-serving uses to leverage the excellent transportation access at the Placer Parkway/Foothills Boulevard interchange and visibility from Placer Parkway and SR 65, as further defined in the Placer Ranch Specific Plan.

LU/ED-4.4: Healthcare-Related Uses. The County shall support healthcare-related uses that respond to demand associated with the needs of the Sunset Area community and nearby hospitals and medical facilities.

LU/ED-4.5: Workforce Housing. The County shall encourage the development of workforce housing to accommodate local employees, particularly housing affordable to service industry workers.

LU/ED-4.6: Traffic Management. The County shall require preparation and implementation of traffic management procedures for special events, including notification to adjacent jurisdictions and public notification of temporary closures and/or alternative travel options through roadside changeable message signs.

Goal LU/ED-5: Innovation Center

To leverage the Sunset Area's regionally unique supply of large footprint development sites to promote opportunities for innovation economy businesses.

Policies

- LU/ED-5.1: Infrastructure/Development Readiness.** The County shall support efforts to establish funding mechanisms for high-capacity telecommunications services infrastructure improvements to advance development readiness for a wide range of industry clusters.
- LU/ED-5.2: Large Footprint Sites.** The County shall encourage landowners to retain large footprint development sites with the potential to attract unique regional and national scale business operations.
- LU/ED-5.3: Amenity-Rich Setting.** The County shall promote the establishment of an amenity-rich setting that takes advantage of and integrates the natural features of the Sunset Area (e.g., wetlands, stream courses, open space vistas).
- LU/ED-5.4: High-Quality Construction Practices.** The County shall require design and construction practices that result in high levels of quality to establish and protect property values and to attract investment in the Sunset Area.
- LU/ED-5.5: Innovative Residential Uses.** The County shall support integration of innovative residential uses that are close to workplaces to attract and accommodate creative and knowledge-based economy workers and minimize commute times and vehicle trips. Where residential uses abut industrial uses, the site design for the residential uses shall include a 300-foot setback (e.g., through clustered housing).
- LU/ED-5.6: Symbiotic Relationships with Universities.** The County shall support efforts to promote symbiotic relationships between uses in areas designated Innovation Center and nearby universities.

Goal LU/ED-6: Eco-Industrial

To support the Western Placer Waste Management Authority's efforts to diversify and expand its operations while protecting the viability of its facilities.

Policies

- LU/ED-6.1: Innovation/Research and Development.** The County shall support WPWMA initiatives to establish industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, and related advanced manufacturing. This includes efforts to collaborate with nearby universities to advance state-of-the-art approaches to these activities.
- LU/ED-6.2: Land Use Changes near WPWMA Facilities.** When considering land use changes near the Western Regional Sanitary Landfill and the Western Placer Waste Management Authority Material Recovery Facility (MRF) operation, the County shall consider the regional value of these solid waste facilities and operations. To protect these facilities and operations from incompatible encroachment, as well as to protect new uses from nuisances generated by the landfill and MRF, new development shall be reviewed and approved on a project-by-project basis, considering proximity to the active operation of these facilities and predicated on the new development's ability to comply with the standards specified in Table 1-3 of this Plan.
- LU/ED-6.3: WPWMA Land Use Compatibility.** The County shall encourage businesses that are compatible with WPWMA land uses, such as businesses focused on the collection and conversion of waste, including but not limited to recycling, biomass, and production of organics for composting and mulching to be located in the Eco-Industrial District.
- LU/ED-6.4: Composting Materials.** The County shall encourage production of composting materials that meet standards to be used for applications such as landscaping and rural lands.

Goal LU/ED-7: Light Industrial

To expand and enhance opportunities for a wide variety of uses in the Sunset Area's Industrial Infill District.

Policies

LU/ED-7.1: Upgrading of Substandard Development. The County will collaborate with land owners, developers, and utility providers to encourage investment in upgrading areas designated Light Industrial on the Land Use Diagram



LU/ED-7.2: Discouragement of Incompatible Uses. To protect investments in areas designated Light Industrial on the Land Use Diagram, the County shall establish and enforce development regulations and standards to discourage uses incompatible with light industrial business operations.

LU/ED-7.2: Work-Live Units. The County shall permit work-live units under certain circumstances in the Light Industrial designation. Access to work-live units must be separated from other uses in the structure and access to each unit shall be provided from common access areas, corridors, halls, and/or the public street sidewalk. Areas within a work-live unit that are designated as living space shall be an integral part of the work-live unit and not separated (or occupied and/or rented separately), except that living and working space may be separated by interior courtyards or similar private space.

Goal LU/ED-8: Business Park

To develop a mixture of light industrial and office uses in a campus-like setting as a transition between intensive industrial uses and office and commercial uses.

Policies

- LU/ED-8.1: Employee-Intensive and Primary-Wage-Earning Jobs.** The County shall encourage the establishment of Business Park uses that are employee-intensive and that provide a significant number of primary-wage-earning jobs which provide salaries comparable to the County's median income level or higher.
- LU/ED-8.2: High Quality Design.** The County shall require structures associated with Business Park uses to incorporate high quality architectural design elements consistent with the standards contained in the Placer County Design Guidelines Manual and the standards in the Implementing Zoning Regulations.
- LU/ED-8.3: Landscaping/Open Space.** The County shall require that Business Park uses incorporate landscaping and open space areas, including, where appropriate, natural open spaces.

Goal LU/ED-9: General Commercial Development

To provide opportunities for commercial and service uses that complement employment centers and residential areas in the Sunset Area.

Policies

- LU/ED-9.1: Local Goods and Service.** The County shall require new commercial development in the Sunset Area to emphasize the provision of goods and services for the Sunset Area employers, employees, university staff and students, and residents.



LU/ED-9.2: Commercial Uses in Industrially-Designated Areas. The County shall discourage the establishment of commercial uses on industrially-designated lands to reserve industrial properties for significant employee-generating businesses. Small, service-oriented commercial establishments that provide the employment base with convenient dining and service options that support the industrial areas are the exception.



Goal LU/ED-10: Preserve/Mitigation Reserve

To protect land for watershed preservation, outdoor recreation, and wilderness or wildlife, while providing opportunities for mitigation of loss of such resources elsewhere in the Sunset Area and South Placer County.

Policies

LU/ED-10.1: Establish Natural Resource Reserves. The County shall support the establishment and maintenance of natural resource reserves and conservation banks that contribute to offsetting loss of valuable resources elsewhere, including from within the Sunset Area.

LU/ED-10.2: Natural Feature Retention. The County shall encourage the retention of natural features such as unique topography, vegetation, habitat, or stream courses in reserve areas.

LU/ED-10.3: Development Separators. The County supports the maintenance of Preserve/Mitigation Reserve areas to establish separation between otherwise developed areas (e.g., the Sunset Area, Lincoln) and providing buffers between potentially incompatible uses.



LU/ED-10.4: Recreation. Consistent with open space preservation and mitigation reserve activities, the County supports development of recreation opportunities, including walking and biking trails, in areas designated Preserve/Mitigation Reserve on the Land Use Diagram.

Goal LU/ED-11: Urban Reserve

To support and protect existing uses in areas not well-positioned for near-term conversion to urban uses.

Policies

LU/ED-11.1: Continuing Agricultural Operations. The County supports the continuing operation of agricultural uses in areas designated Urban Reserve on the Land Use Diagram.



LU/ED-11.2: Urban Reserve Redesignation. The County shall prepare or require the preparation of plans for urban uses in advance of redesignation of Urban Reserve land to urban designations.

LU/ED-11.3: Agricultural Buffer. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of 50 feet to avoid land use conflicts between the agricultural uses and the nonagricultural uses.

Goal LU/ED-12: Placer Ranch

To promote the development of Placer Ranch as a premier mixed-use community.

Policies

LU/ED-12.1: Placer Ranch Specific Plan. The County supports the development of Placer Ranch with a mixture of residential, commercial, employment, educational, and public uses.

LU/ED-12.2: Specific Plan Required. The County shall require the preparation of a specific plan for the Placer Ranch area.

LU/ED-12.3: Connectivity. The County shall require development in the Placer Ranch area, as conditions of approval, to be well-connected with adjacent areas via arterial and collector roadways, bicycle lanes, and multi-use paths.

Goal LU/ED-13: Public Facilities

To designate adequately-sized, well-located areas for the development of public facilities to serve the Sunset Area and regional needs.

Policies

LU/ED-13.1: Range of Facilities and Services. The County shall seek to provide a broad range of public facilities and services to all users in the Sunset Area.

LU/ED-13.2: Minimize Visual Impacts of Public Improvements. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities shall be installed underground and roadways and parking areas shall be designed to fit the natural terrain.

LU/ED-13.3: Undergrounding Utility Lines. The County shall require all new discretionary development within the Sunset Area Plan to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute in-lieu funding for future undergrounding if the project is within a planned utility undergrounding district.

LU/ED-13.4: Public Facility Operator Consultation. When considering new discretionary development near a public facility, the County shall consult with the public facility operator to address potential land use compatibility issues prior to new development approval.

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2. TRANSPORTATION AND MOBILITY

One of the overarching objectives of the Sunset Area Plan is to introduce balance to the relationship between residential development and employment-supporting uses in South Placer County. This objective, in large part, is focused on making better use of the local and regional transportation system by providing opportunities for residents and employees to travel shorter, more direct routes between home and work, as well as by providing broader choices for personal mobility. In other words, the Sunset Area Plan is intended to result in a better jobs-housing balance in South Placer County and, thereby, to improve the efficiency and effectiveness of the transportation system. This section outlines the County's approach to improving all elements of the multi-modal system, including roadways, active transportation facilities, and transit services.

Chapter 3 (Transportation and Circulation) of the Existing Conditions Report includes a detailed description of the transportation setting for the Sunset Area, including existing facilities and services, current transportation plans and programs, and the structure for funding of transportation improvements.

Existing and Planned Roadway Network

The existing and planned roadway network establishes the framework for planning and development of the Sunset Area. The absence of other major defining features such as natural landforms or water elements means that the roadway network (including highways and major arterials) plays an influential role in defining the space within the Sunset Area. The key roadways in the existing and planned network are described below and depicted in Figure 2-1 according to their proposed functional classification. Table 2-1 lists the basic standards for each class of roadway (i.e., right-of-way width, number of lanes), as well as the roadways within the Sunset Area that fall into each classification. The Sunset Area Plan Corridor Design Standards and Guidelines (Appendix 4.a) include detailed roadway cross-sections based on these standards.

- **State Route 65:** State Route 65 (SR 65) is a north-south State highway that begins at I-80 in Roseville and extends north through the Placer/Yuba

County line and connects with SR 70 south of Marysville in Yuba County. SR 65 defines the eastern edge of the Sunset Area and provides access to the Sunset Area through its interchanges at Blue Oaks Boulevard, Sunset Boulevard, Twelve Bridges Drive and Placer Parkway.

- **Placer Parkway:** Placer Parkway is a planned east-west limited access expressway that will connect the SR 65 corridor and the SR 70/99 corridor. It will serve Lincoln, Rocklin, Roseville, southwestern Placer County, and southern Sutter County by providing an alternative to SR 65, I-80, and the local roadway network. One of its key objectives is to improve regional accessibility for businesses and jobs and, in doing so, advance economic development goals in southwestern Placer County. The Sunset Area will be



a key benefactor of this improved accessibility, with interchanges at SR 65, Foothills Boulevard, and Fiddymont Road. There may also be an interchange at Santucci Boulevard (extension of Watt Avenue), approximately four miles west of Fiddymont Road. In addition to providing access to the Sunset Area, Placer Parkway will also establish a well-defined edge, dividing the area at the northern border of Placer Ranch. The only two north-south connections in the four-mile stretch within the Sunset Area will be at Foothills Boulevard and Fiddymont Road.

- **Sunset Boulevard:** Sunset Boulevard is currently a two-lane, east-west thoroughfare connecting Foothills Boulevard North at the current western terminus. It transitions from two lanes to six lanes at the Sunset Boulevard/SR 65 interchange and continues east into the city of Rocklin. With the development of Placer Ranch, Sunset Boulevard will expand to a four- to six-lane facility to serve as the "front door" to Placer Ranch. It will be extended westward from its current terminus at Foothills Boulevard North to become one of two east-west arterials providing continuous access through Placer Ranch.
- **Foothills Boulevard:** The current name for the roadway within the Plan area is Foothills Boulevard North, although when the connection is made to the south the name is anticipated to change to Foothills Boulevard, including on the current Duluth Avenue, which will provide the connection to Foothills Boulevard in Roseville. The roadway is currently a two-lane, north-south thoroughfare that runs from Athens Avenue on the north to

Sunset Boulevard on the south. With buildout of the Sunset Area, it will eventually be improved to a six-lane arterial that extends into Roseville to the south. It will also be served by the first interchange to be constructed on Placer Parkway, so it will become a key economic development focal point in the area.

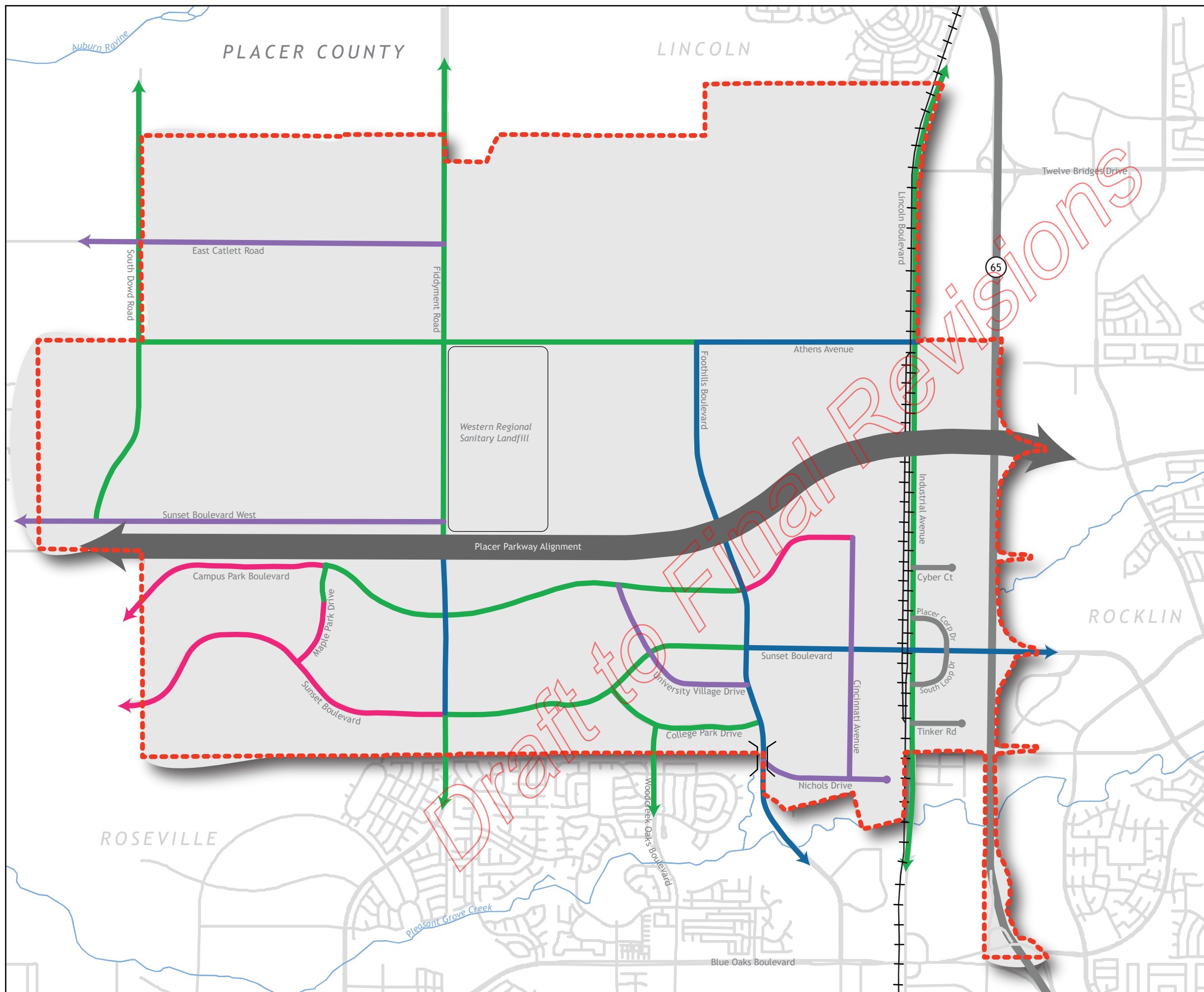
- **Industrial Avenue/Lincoln Boulevard:** Industrial Avenue/Lincoln Boulevard is a north-south collector that parallels SR 65 between Roseville and Lincoln. Industrial Avenue extends from Washington Boulevard in Roseville to SR 65 and becomes Lincoln Boulevard through Lincoln. It is the main north-south roadway serving the currently-developed parts the Sunset Area.
- **Cincinnati Avenue:** Cincinnati Avenue is a north-south, two-lane collector road located approximately a quarter-mile west of Industrial Avenue. It provides access to a variety of light industrial uses. It currently terminates at the Placer Gold Industrial Park to the north and at the southern edge of the Sunset Planning Area to the south, just north of the Roseville city limit line.
- **Fiddymment Road:** Fiddymment Road is currently a two-lane north-south facility within the Plan area connecting Baseline Road on the south and Moore Road on the north. It will become a key north-south roadway serving the Sunset Area as a six-lane arterial, essentially bisecting the project and serving as the dividing line between the more urban uses to the east and suburban uses to the west.
- **Athens Avenue:** Athens Avenue is currently a two-lane road from approximately a half-mile east of Foothills Boulevard north to Fiddymment Road. The cross section in front of Thunder Valley Casino Resort varies, but is predominantly a four-lane roadway. It currently provides primary access to both the Thunder Valley and WPWMA facilities. With completion of Placer Parkway, WPWMA-related truck traffic will access the facilities via the Fiddymment interchange, which will reduce WPWMA-bound traffic around Thunder Valley and other future businesses in and around the Sunset Area. This will change the function of Athens Avenue, providing an associated opportunity to change its character to better suit future commercial uses in the area. Ultimately, it will be extended from the current terminus at Fiddymment Road to South Dowd Road and widened to four lanes. This extension would cross property owned by the WPWMA that is currently being master planned. If [WPWMA](#) selects an alternative that utilizes all of its property west of Fiddymment Road for fill operations or waste cells, the County will increase capacity on the parallel roadways of East Catlett Road and Sunset Blvd West. If the master plan identifies the north area for operations, offices, and/or equipment, when the roadway is constructed, the County will provide a grade-separated crossing from the northern property to their southern property across the Athens Avenue extension.

- **South Dowd Road:** South Dowd Road is an existing north-south rural road that terminates at Auburn Ravine, about a half-mile north of the Sunset Planning Area. It is planned to eventually extend to Placer Parkway, where it would connect with Westbrook Boulevard in Amoruso Ranch in Roseville via a grade separation.
- **East Catlett Road:** East Catlett Road is an east-west rural road that terminates at Fiddymment Road, a half-mile north of Athens Avenue. To the west, it extends into Sutter County, eventually connecting with SR 70.
- **Campus Park Boulevard:** Campus Park Boulevard is a planned roadway that will run east-west through Placer Ranch, paralleling West Sunset Boulevard (to the south) and Placer Parkway (to the north). It will form the northern edge of the California State University, Sacramento – Placer Campus east of Fiddymment Road and will provide access to the commercial and residential areas west of Fiddymment Road, eventually extending into Amoruso Ranch in Roseville. Campus Park Boulevard will ultimately be a two-lane collector from Cincinnati Boulevard to Foothills Boulevard, a four-lane Arterial from Foothills Boulevard to Maple Park Drive, and a two-lane collector west of Maple Park Drive.

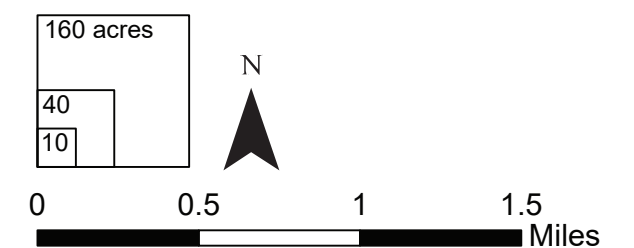
**TABLE 2-1
ROADWAY FUNCTIONAL CLASSIFICATION**

Classification	Locations	Lane Capacity	Right-of-Way	Landscape Median
Arterial Roadways				
6-Lane Arterial	<ul style="list-style-type: none"> ▪ Athens Ave. from Foothills Blvd. to Lincoln Blvd. ▪ Fiddymment Rd. south of Placer Pkwy. ▪ Foothills Blvd. N. ▪ Sunset Blvd. east of Foothills Blvd. N. 	6	96'	14'
4-Lane Arterial	<ul style="list-style-type: none"> ▪ Athens Ave. from S. Dowd Rd. to Foothills Blvd. ▪ Campus Park Blvd. from Foothills Blvd. to Maple Park Dr. ▪ E. Catlett Rd. (between Fiddymment Rd. and Dowd Rd.) ▪ College Park Dr. ▪ S. Dowd Rd. north of Placer Pkwy. ▪ Fiddymment Rd. north of Placer Pkwy. ▪ Sunset Blvd. from Foothills Blvd. N. to Fiddymment Rd. ▪ Woodcreek Oaks Blvd. 	4	74' to 80'	14' to 20'
Collector Roadways				
Collector	<ul style="list-style-type: none"> ▪ Campus Park Blvd. west of Maple Park Dr. and east of Foothills Blvd. ▪ Cincinnati Ave. ▪ Industrial Ave. ▪ Maple Park Dr. ▪ Sunset Blvd. west of Fiddymment Rd. ▪ Sunset Blvd. West ▪ University Village Dr. 	2	96'58'	None to 20'

Sunset Area Plan | Figure 2-1
Circulation Diagram



- Plan Area
- Western Regional Sanitary Landfill
- 6-Lane Arterial with Median
- 4-Lane Arterial with Median
- Collector
- Collector with Median
- Rail



Map Date: August 2019
Source: Placer County, 2019

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Active Transportation

Bicycle and pedestrian travel are key components of a balanced transportation system. Currently, the Sunset Area is not well-served by facilities that would encourage biking and walking. This is primarily because the area is largely undeveloped, although those parts of the area that are developed do not have high quality bike and pedestrian facilities. As the Sunset Area develops, the County has the opportunity to promote non-motorized transportation by ensuring that roadways are designed to incorporate bike lanes and sidewalks, as well as to ensure local, sub-regional, and regional connectivity (including trail and pathway systems). Figure 2-2 shows the locations of existing and planned bike and pedestrian facilities within the Sunset Area. As this map shows, Class II bike lanes are proposed throughout the entire Plan Area, including buffered bike lanes as depicted in the Placer County Regional Bikeway Plan (see Figure 2-3). The Regional Bikeway Plan, which was prepared by the Placer County Transportation Planning Agency and adopted by the Board of Supervisors in 2018, provides a directory of both existing regional bikeways and proposed bikeway network improvements within unincorporated Placer County. It is intended to supplement the Placer County General Plan and Sunset Area Plan by ensuring that roadways are designed to incorporate bike lanes, share use paths, and sidewalks.

Transit/Shared Mobility

Direct transit service in the Sunset Area is very limited due to the sparse development in the area. Placer County Transportation's Lincoln/Sierra College bus route runs along Industrial Boulevard and Sunset Boulevard, with a connection to the Thunder Valley Casino Resort along Athens Avenue. Roseville Transit's "S" line also provides access to the area via a loop that runs along Industrial Boulevard, Sunset Boulevard, and SR 65 in the southeastern part of the Plan area (see Figure 2-4). As the area evolves into a regional center for employment, education, and entertainment, demand for local mobility services and connections to regional services will increase and such services will become more viable.

Shared mobility—the shared use of a vehicle, bicycle, or other low-speed travel mode—is an emerging transportation strategy that enables users to have short-term access to a mode of transportation, primarily for local, short-distance trips. Shared mobility includes services such as carsharing, bikesharing, ridesharing (carpooling/vanpooling), on-demand ride services, scooter sharing, and alternative transit services, such as employer shuttles and microtransit (either public or private). It can also include commercial delivery vehicles providing flexible goods movement, known as courier network services. Among the potential benefits of shared mobility are the following:

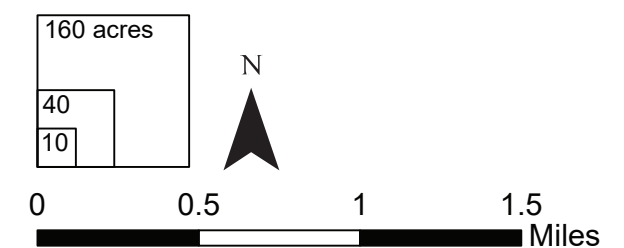
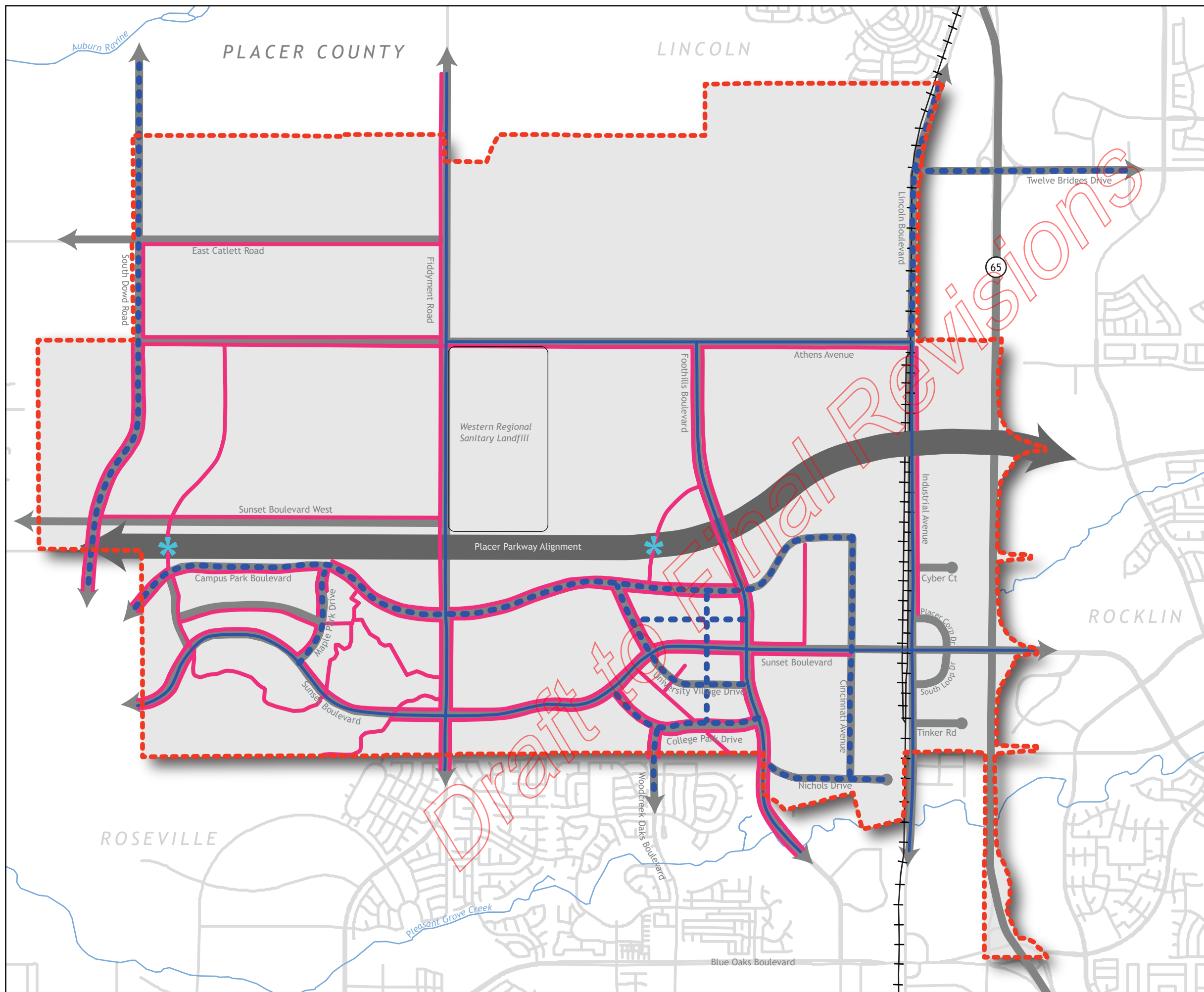
- Maximizing infrastructure capacity by minimizing VMT, mitigating congestion, and reducing parking demand
- Encouraging multi-modal travel opportunities
- Supporting economic development goals and innovative planning, design, and development principles
- Reducing fuel consumption and supporting climate action and air quality goals
- Ensuring affordable, full, and equitable transportation access and mobility to all communities

Shared mobility may either supplement or supplant traditional public transportation services, particularly for short-distance, local trips. In particular, shared mobility services can provide for “first- and last-mile” links between regional services and origins and destinations in the Sunset Area, as well as localized travel within the Sunset Area for workers, visitors, and residents. This could include both private and public services, such as services sponsored by major institutional attractions (e.g., Thunder Valley Casino Resort and California State University, Sacramento – Placer Campus).

Sunset Area Plan | Figure 2-1 Bike and Pedestrian Mobility Diagram

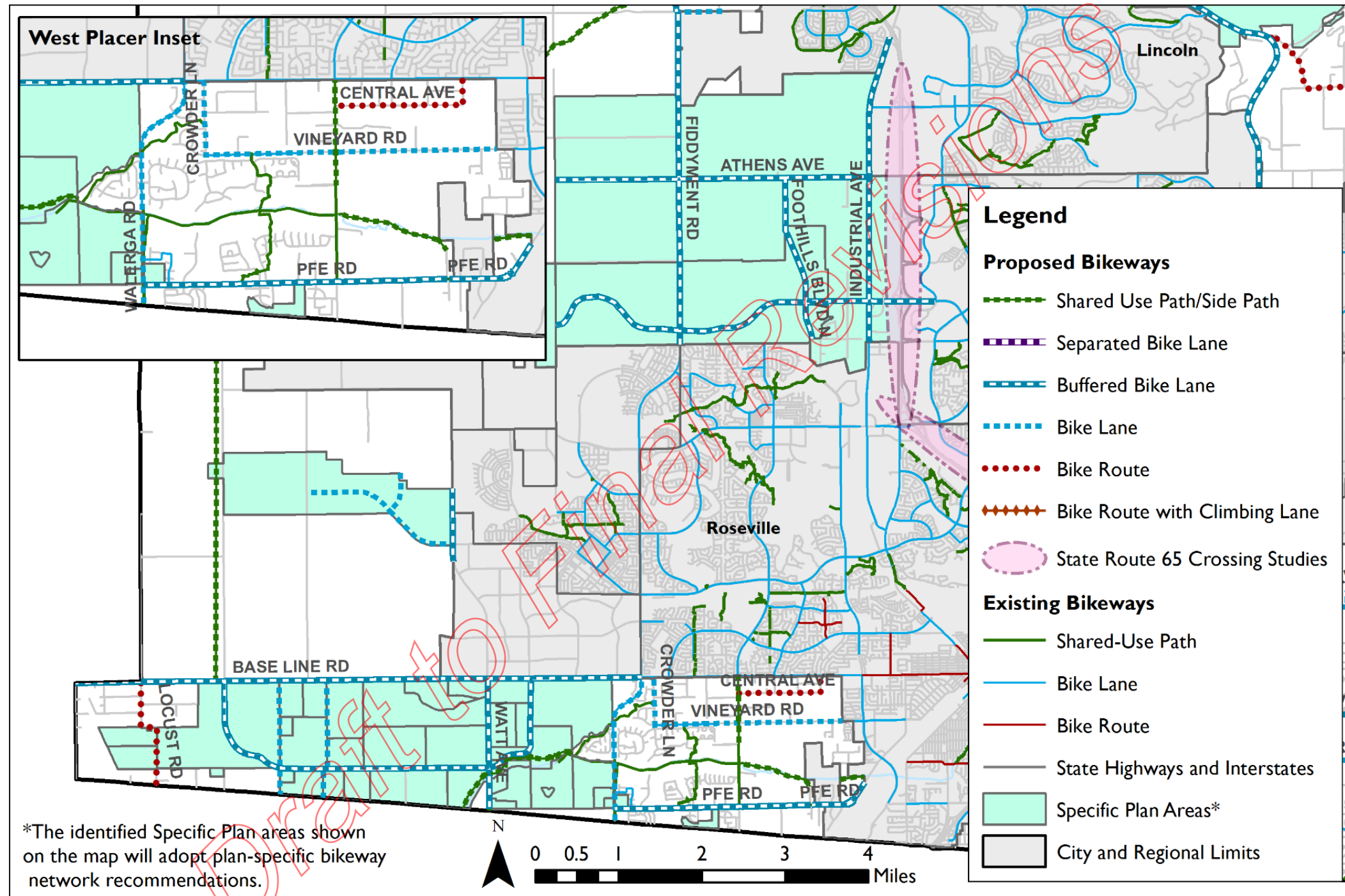
- Plan Area
- Western Regional Sanitary Landfill
- Shared Use Path*
- Class II On-Street Bike Lane
- Buffered Class II On-Street Bike Lane
- Placer Parkway Grade Separation (see Policy TM-2.9)
- Rail

* Alignments are conceptual; more precise alignments will be determined through subsequent site planning (e.g., specific plans, site development plans)

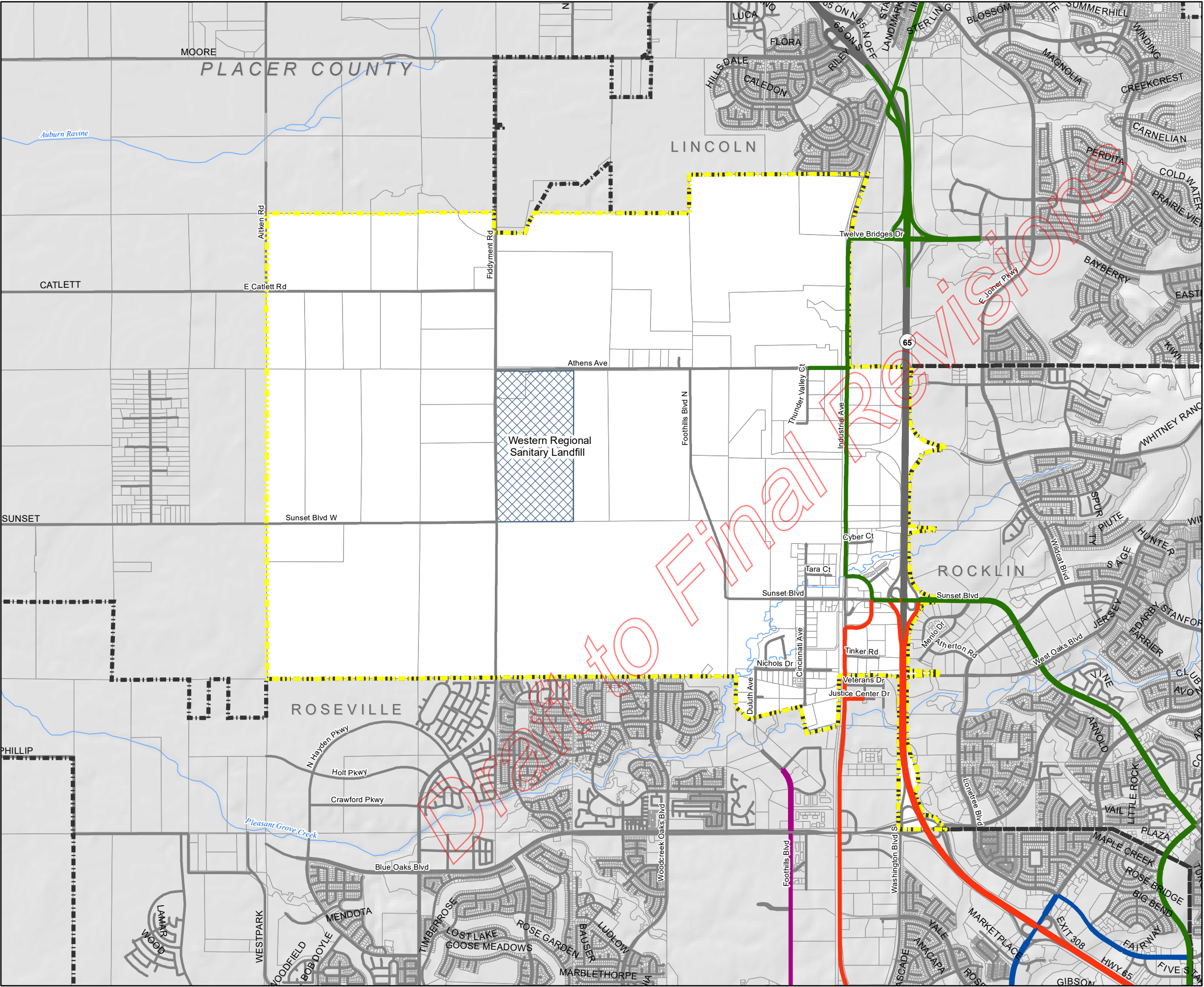


Map Date: August 2019
Source: Placer County, 2019

Figure 2-3
Planned Bikeway Facilities – Dry Creek / Sunset
(Placer County Regional Bikeway Plan, June 2018)



Sunset Area Plan | Figure 2-4
Existing Transit Service



Placer County Transit Routes

Lincoln / Sierra College

Roseville Transit Routes

M

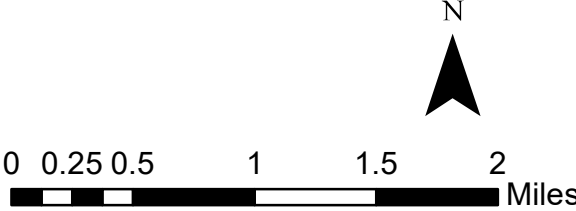
R

S

Planning Area

City Limits

Western Regional Sanitary Landfill



Date: 05-26-2015
Source: Placer County, Roseville Transit, 2015

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Goals and Policies

This section of the Sunset Area Plan provides the goals and policies that will lead to enhanced mobility and connectivity within the Plan area and improved connectivity to adjacent areas. These goals and policies provide the general framework for establishment and maintenance of a well-balanced transportation system serving the Sunset Area and connecting it with other regional systems.

Goal TM-1: Roadways and Traffic

To develop a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel.

Policies

TM-1.1: Complete Street Design. The County shall require, as conditions of approval, the design of all arterial, collector, and local streets in the Sunset Area to address the needs of all potential users and all modes of travel within the street right-of-way. This will include the following:

- A. Sidewalks and curbs to ensure pedestrian convenience, comfort, and safety.
- B. Off-street, separated Shared Use Paths ~~and/or~~ on-street Class II Bike Lanes to accommodate the needs of both commuter and recreational cyclists.
- C. Transit accessibility and transit priority to enhance the convenience and efficiency of transit services.
- D. Shade trees and planting strips to add to the comfort of users and to enhance the aesthetic appeal of streets.

TM-1.2: Level of Service. The County shall maintain a level of service (LOS) E standard at major intersections within the Plan area, as defined by the Department of Public Works and Facilities. The major roadways within the Plan area (Figure 2-1 Circulation Diagram) are planned to operate acceptably and further analysis will not be required except on a case-by-case basis where specific factors will be considered (e.g. proposed rezone). Analysis shall conform to the *Placer County Transportation Impact Analysis Guidelines*.

- TM-1.3: Level of Service Coordination.** The County shall coordinate with neighboring jurisdictions, such as Placer County Transportation Planning Agency and the City of Roseville, to plan for acceptable and compatible levels of service on roadway facilities that connect the Sunset Area with adjacent areas.
- TM-1.4: Vehicle Miles Traveled.** Consistent with SB 743, the County shall use vehicle miles traveled (VMT) to evaluate the transportation impacts of new development proposals, in accordance with the adoption timelines defined in SB 743. Required traffic impact analysis may also consider the total number of trips generated and the resulting impact on traffic volumes and congestion (e.g., LOS), but VMT shall provide the basis for determining appropriate mitigation measures to meet CEQA requirements. Analysis shall conform to the *Placer County Transportation Impact Analysis Guidelines*.
- TM-1.5: Capital Improvement Funding.** The County shall provide for sufficient capital improvements to meet the target for vehicle miles traveled (VMT) and greenhouse gas reductions.
- TM-1.6: Right-of-Way Preservation.** The County shall preserve right-of-way for all transportation and circulation facilities depicted on the *Sunset Area Plan Circulation Diagram* (Figure 2-1) and described in Table 2-1. As appropriate, this will include requiring development projects to dedicate property.



- TM-1.7: Internal Street Connectivity.** The County shall require large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal streets and parking lots that connect to the existing public roadway system at County-approved locations and provide a seamless transition to existing and planned transportation facilities.
- TM-1.8: Network Connectivity/Continuity.** The County shall coordinate with the cities of Roseville, Rocklin, and Lincoln and the Placer County Transportation Planning Agency to ensure that arterial and collector roads are designed to provide connections between the Sunset Area and adjacent areas. This will include establishing parallel facilities that provide alternatives to relying on regional facilities (i.e., SR 65, Placer Parkway) for local trips.
- TM-1.9: Additional Traffic Impact Mitigation.** The County ~~shall~~may require ~~applicants further traffic analysis~~ for land development projects ~~to demonstrate consistency that are not consistent~~ with the land use assumptions ~~of the EIR~~ for this Plan. ~~For Future~~ projects that exceed ~~these assumptions, the level of development evaluated under~~ the ~~County EIR's projected 20-year development scenario (see EIR Table 3-3)~~ will ~~require additional~~ be required to prepare individual, project-specific traffic analysis and identify specific mitigation ~~of measures to mitigate~~ impacts ~~identified in the analysis as necessary~~. Mitigation could include contribution to funding of transportation system ~~improvement~~improvements (e.g., traffic fees, VMT fees) and/or dedication of right-of-way for future improvements.



TM-1.10: Transportation Systems Management Programs. The County shall promote the use of transportation systems management (TSM) programs directed at increasing the efficiency of the transportation system. This includes the requirement that proposed development projects meet the County's trip reduction ordinance (TRO), which is aimed at increasing average vehicle occupancy and promoting use of transit and active transportation.

TM-1.11: Autonomous Vehicle Technology. The County shall monitor the development of autonomous vehicle technology, actively participate in regional discussions regarding the potential effects of autonomous vehicles, and consider the impacts of this new technology on signage, speed limits, signal timing, and roadway design standards within the Sunset Area.

TM-1.12: Intelligent Transportation Systems. The County will continue to coordinate with SACOG and adjacent cities to deploy intelligent transportation systems (ITS) solutions to improve travel conditions, inform travelers, better respond to travel disruptions, and more effectively manage travel flow in the Sunset Area.

Goal TM-2: Active Transportation

To support bicycling and walking in the Sunset Area by providing safe and convenient routes and facilities.

Policies

TM-2.1: Transportation Facility Design. With the exception of limited access expressways (e.g., Placer Parkway), the County shall require the design of all future roads, bridges, and facilities to accommodate bicycle and pedestrian travel, with a preference for shared use paths.

TM-2.2: New Development Connectivity. The County shall require new development to include a system of sidewalks, trails, and bikeways that link all land uses as conditions of approval, provide accessibility to parks and schools, and connect to all existing and planned external street and trail facilities. Land use and development applications will need to demonstrate how proposed facilities will connect with the major connector nodes and corridor trails, as depicted in Figure 2-2.

TM-2.3: Pedestrian and Bicycle Safety. The County shall require safe street and intersection crossings for bicyclists and pedestrians that include traffic signals, signal timing to enable safe crossings, enhanced crosswalk facilities with painted and textured and/or raised surfaces, pedestrian and bike activated signals, pedestrian

refuge islands and medians, and intersection crossing guidelines consistent with the Americans with Disabilities Act.

TM-2.4: Supportive Land Uses. The County shall encourage land use types and forms that facilitate the use of alternate modes of transportation, multi-modal facilities, and the development of complete streets.

TM-2.5: Bicycle Parking. The County shall require, as conditions of approval, safe and convenient bicycle parking for all new or modified public and private developments and businesses. For commercial establishments, bicycle parking shall be located near primary building entrances.



TM-2.6: End-of-Trip Facilities. The County shall encourage incorporation of cycling-friendly facilities such as showers, secure weather-protected bicycle lockers, storage lockers for other gear, and changing spaces for all new or modified public and private developments and businesses.

TM-2.7: Regional Connectivity. The County shall work to promote and facilitate bicycle and pedestrian connections between the Sunset Area networks and the active transportation networks of nearby communities. This will include connecting existing facilities in adjacent areas with new facilities in the Sunset Area.

TM-2.8: Grant Funding. The County shall identify regional, State, and Federal funding programs and secure funding for pedestrian and bicycle facilities and programs, if possible.

TM-2.9: Placer Parkway Grade Separations. With implementation of Placer Parkway, the County shall pursue grant funding opportunities to ensure provision of grade separations across Placer Parkway to accommodate bicycle and pedestrian facilities.

Goal TM-3: Transit and Shared Mobility

To plan for efficient and convenient local and regional transportation services that meet the unique needs of the Sunset Area while minimizing reliance on personal automobiles.

Policies

TM-3.1: Transit Service Planning. The County shall collaborate with neighboring transit agencies to update plans to include transit service to the Sunset Area, including on existing tracks within the area. This update would include a funding mechanism for the establishment and operation costs of transit service to the Sunset Area.

TM-3.2: Public and Private Transportation. The County shall encourage publicly- and privately-owned transit systems, such as taxicabs, ridesharing companies, employer shuttles and other microtransit, and private bus companies, to provide additional transit services, particularly to serve special needs populations, including senior citizens and the mobility impaired.

TM-3.3: Employer Shuttles. The County shall encourage major employers to establish shuttle services, vanpools, and other forms of microtransit to connect with major destinations and transit hubs within the Sunset Area.

TM-3.4: Trip Reduction. The County shall require, as conditions of approval, employers within 20 or more employees to implement transportation demand management strategies as outlined in the trip reduction measures—County's Trip Reduction Program Ordinance (Article 10.20).

TM-3.5: Transit Services Funding. The County shall require fair share funding contributions by new development subject to discretionary approval or redevelopment that increases density, overall square footage and/or occupancy load for implementation of transit services to meet future demand. On-site transit systems as well as off-site transit alternatives and park and ride facilities must be demonstrated to be a viable transportation alternative and result in vehicle trip reduction for each new development.

- TM-3.6: Wayfinding.** The County shall develop and implement a coordinated wayfinding signage program within the Sunset Area to enhance awareness of alternative transportation modes including transit, shared mobility services and facilities, pedestrian and bicycle facilities, and parking facilities. Wayfinding signs should be consistent within all areas of the Plan to provide clear recognition.
- TM-3.7: Regional Rail Service.** The County shall support and remain actively involved in expanding the Capital Corridor Service and in continued exploration of other regional rail services to serve Placer County residents, workers, and businesses.
- TM-3.8: Bikesharing Facilities.** The County shall require the integration of facilities for bikesharing in all site and development plans, including on-street bike corrals. The costs of providing and maintaining these facilities shall be shared by the operators of bikeshare services.
- TM-3.8: Transportation Network Company Accommodations.** The County shall require that future site and development planning provide space to accommodate transportation network company (TNC) services. This could include driveways and/or loading zones in private development projects or dedicated parking spaces or loading zones on public streets. The costs of providing and maintaining these facilities shall be shared by the TNC vendors.

Goal TM-4: Parking

To ensure the provision of adequate, well-located, and efficient parking for employees and customers of Sunset Area businesses, residents, and visitors.

Policies

- TM-4.1: Shared-Use Parking.** The County shall encourage shared-use parking facilities to more efficiently use parking lots.
- TM-4.2: Consolidation of Off-Street Parking.** The County shall encourage consolidation of off-street parking within mixed-use areas in the Plan area.
- TM-4.3: Credit for Off-Site Parking Requirements.** The County shall allow properties that contribute to off-site community parking facilities or transit service to be given credit for satisfying their individual parking requirements.
- TM-4.4: Preferred Parking for Vanpools and Alternately-Powered Vehicles.** The County shall require the provision of preferred parking for vanpools and alternately-powered vehicles, including electric cars, natural gas vehicles, and hydrogen fuel cell vehicles.

Goal TM-5: Goods Movement

To encourage the safe and efficient movement of goods to support the local economy while minimizing impacts on residential neighborhoods and local traffic patterns.

Policies

TM-5.1: Truck Routes. The County shall maintain and update its commercial truck route map as needed to ensure the needs of Sunset Area businesses are met while minimizing potential adverse impacts to residential areas.



TM-5.2: Encourage Trucks to Use Highways. The County shall encourage major employers and trucking companies to maximize use of highways where they are viable alternatives to local truck routes.

TM-5.3: Off-Peak Deliveries. The County shall encourage business owners that depend on on-street loading to schedule deliveries during off-peak traffic periods.

TM-5.4: Railroad Crossing Grade Separations. To the extent possible, the County shall require the grade separation of main line railroads and major arterial streets. The County will maximize the use of available State and Federal funds for grade-separated railroad crossings and encourage railroad companies to pay their equitable share of any such projects.



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3. PUBLIC FACILITIES AND SERVICES

The essential facilities and services to the Sunset Area include basic infrastructure (e.g., sewer, water, power, streets, solid waste disposal and drainage facilities) and local governmental services, namely fire protection, law enforcement, and general municipal government services. Along with these facilities and services, new residential uses in the Sunset Area will require parks, recreation services, schools, and library facilities and services. The provision of these facilities and services is critical for maintaining the public's health and well-being, as well as for setting the stage for economic investment in the area.

Chapter 4 of the Existing Conditions Report (Public Services and Utilities) describes existing facilities and services in the Plan area. In addition, in conjunction with the preparation of this Plan, the County prepared a series of technical studies evaluating public facility and service requirements and identifying future needs and costs for such facilities and services. Based on those studies, the County prepared an Infrastructure Finance Strategy, which describes how the County will fund capital and operating costs for Plan area facilities and services. The technical studies and the Infrastructure Finance Strategy have been published separately and are available through the County.

Goals and Policies

This section of the Sunset Area Plan includes the goals and policies for development and maintenance of the public facilities and services required to support Sunset Area employers, businesses, residents, and visitors.

Goal PFS-1: Timing and Maintenance of Facilities and Services

To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Area.

Policies

PFS-1.1: Facility Construction. The County shall require new development to either construct new facilities, upgrade existing facilities, or pay its fair share of upgrading existing facilities.

PFS-1.2: Dedication of Land for Facilities. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

PFS-1.3: Facilities and Services for New Development. The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- A. The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
- B. The project's improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

PFS-1.4: Infrastructure Construction Coordination. The County supports efforts to provide notification and information about all major infrastructure and construction projects, including transportation projects and new residential subdivisions, to a shared data base so utility providers have the opportunity to coordinate infrastructure deployment with projects.

PFS-1.5: Maintenance of Quality and Service Levels. The County shall routinely review the condition of public facilities and the status of public services to ensure that they are consistent with established quality standards and service levels.

PFS-1.6: Urban Facility Standards. The County shall require that new commercial, recreational, office business park, entertainment mixed use, innovation center, campus park and industrial development are planned and developed according to urban facility standards.

Goal PFS-2: Facility Funding

To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policies

PFS-2.1 Fair Share Funding of Existing Facilities. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development. Exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

PFS-2.2: Funding Upgraded or New Facilities. The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development. Exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.

PFS-2.3: Funding Public Services. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development. Exceptions may be made when new development generates significant public benefits and when alternative sources of funding have been identified to offset foregone revenues.

PFS-2.4: Broad-based Funding Sources. The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Area.

PFS-2.5: Tax-Exempt Bonds as Funding Source. The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with new development. Such bonds could be applied to traffic fees, fire protection impact fees, capital facilities impact fees, and other fees used to finance capital facility

construction which is typically charged prior to, or at issuance of, building or other construction permits.

PFS-2.6: Fee Impact Considerations. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements.

PFS-2.7: Fiscal Impact Analysis for Major Land Development Projects. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or mixed-use projects, including specific plans with 100 or more dwelling units and 10 acres or more of non-residential land uses (exclusive of open space/greenbelt). The County shall have the discretion to determine whether or not such an analysis can be performed by County staff using existing County methodologies and assumptions or whether such an analysis needs to be prepared by a project proponent.

PFS-2.8: Commercial/Office/Industrial Economic/Market/Fiscal Analysis. The County may require the preparation of an economic, market or fiscal impact analysis for commercial, professional office, or industrial development on 10 or more acres of land. The determination to prepare an analysis will be based upon the potential for a project to impact County facilities and services or cause an economic impact in the Sunset Area.

~~**PFS-2.9: Consultation with Neighboring Cities.** The County shall consult with the Cities of Roseville, Rocklin and Lincoln to require new development within city limits to mitigate impacts on facilities and services within the Sunset Area.~~

Goal PFS-3: Water Supply

To provide a long-term reliable source of treated surface water to support urban development, agricultural production, and natural resource conservation in the Sunset Area.

Policies

PFS-3.1: Water Supply Certification. The County shall require applicants for new development approval to demonstrate the availability of a long-term, reliable surface water supply for all urban uses as well as recycled water, where available, as an optional water supply. The

County shall require written certification from the water service provider that a long-term water supply is or will be available for the new development prior to occupancy. The County will also require any proposed on-site wells used for potable water to be evaluated to ensure the groundwater meets California Drinking Water Standards and, if not, that the well is either appropriately relocated (at the applicant's expense) or any necessary water treatment processes and monitoring systems are installed and operating.

PFS-3.2: Efficiency and Demand Reduction. The County shall promote efficient water use and reduced water demand by:

- A. Requiring water-conserving design and equipment in new construction;
- B. Requiring water-conserving landscaping and other conservation measures consistent with the Water Efficient Landscaping Ordinance, as well as the use of recycled water;
- C. ~~Requiring~~Encouraging the retrofitting of existing development with water-conserving devices ~~as a condition of discretionary approval~~ for any change of use or structures;
- D. Encouraging retrofitting of existing development with water-conserving devices; and
- E. Encouraging water-conserving agricultural irrigation practices.

PFS-3.3: Recycled Water. The County shall require the use of recycled water and the development of associated infrastructure where feasible to offset the demand for new water supplies.

Goal PFS-4: Wastewater Collection, Treatment, and Disposal

To ensure adequate wastewater collection and treatment and the safe disposal of liquid waste.

Policies

PFS-4.1: Wastewater Management. The County shall coordinate with the Cities of Lincoln and Roseville to ensure efficient and effective management of wastewater. This includes ensuring that development projects proposed in the Sunset Area have access to sufficient capacity at either the Lincoln Wastewater Treatment and Reclamation Facility or the City of Roseville ~~Pleasant Grove Wastewater Treatment Plant~~wastewater treatment plants. For projects that exceed the planned wastewater and/or recycled water capacities outlined in the South Placer Wastewater Authority's South Placer Regional Wastewater and Recycled Water Systems

Evaluation report, the County shall require project proponents to conduct additional wastewater and/or recycled water analysis and, if supply is available, projects will need to mitigate impacts identified in the analysis. Mitigation could include contribution to fund future infrastructure system improvements and expansion.

PFS-4.2: Efficient Water Use and Wastewater Reduction. The County shall promote efficient water use and reduced wastewater system demand by:

- A. Requiring water-conserving design and equipment in new construction;
- B. Encouraging retrofitting with water-conserving devices; and
- C. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

PFS-4.3: Pretreatment of Commercial and Industrial Wastes. The County shall require to the extent possible pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.

PFS-4.4: Recycled Water Irrigation Uses. The County shall require the use of recycled water, wherever feasible, for irrigation, including commercial, and industrial landscaping, landscaping within public rights-of-way (e.g., medians), parks, open space, and agricultural lands.

Goal PFS-5: Stormwater Drainage

To manage stormwater as a valuable resource that can recharge groundwater supplies, protect and enhance natural habitat and biodiversity, and add value to new development or redevelopment projects, as well as reduce potential for ~~flood-water~~floodwater-related damage to structures or infrastructure.

Policies

PFS-5.1: Natural Stormwater Drainage Systems. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features. At the earliest planning stages, applicants for new development shall assess and evaluate how site conditions such as soils, vegetation, and flow paths will influence the placement of buildings and paved surfaces with a goal of incorporating the capture and treatment of runoff as part of the project design.

PFS-5.2: Public Uses of Floodplains. The County shall support efforts to set aside land for drainage or other public uses of floodplains using setbacks and common area lots, or by obtaining easements for drainage and other public uses of floodplains.

PFS-5.3: Floodplain and Stream Channel Protection. The County shall protect floodplains and stream channels (as defined in the PCCP) as critical recharge areas to replenish local groundwater basins, protect and/or restore wetlands and riparian habitats, and irrigate agricultural lands.

PFS-5.4: Storm Drainage System Design. The County shall ensure that storm drainage systems in new development are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*. The County shall require submission of a preliminary drainage report, prepared by a professional civil engineer registered in the State of California, as part of the discretionary development project review. The County shall further require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.



PFS-5.5: Stormwater Detention. The County shall require that new development mitigate increases in stormwater peak flows to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow, less 10 percent of the difference between the pre-project and unmitigated post-project peak flows. Projects that have impacts on surface water runoff shall allocate land on site as necessary for detaining post-project peak flows to

meet this requirement. Detention facilities shall be constructed on the project site or within a larger project development area where joint facilities are warranted and approved by the County.

PFS-5.6: Stormwater Retention. The County shall require that new development mitigate increases in stormwater volume to retain the 100-year, 8-day design storm depth of 10.75 inches for the 200-foot elevation, unless another methodology has been agreed upon by Placer County. Retention of stormwater is to mitigate for increases in stormwater volumes due to lost storage capacity as a result of development (as opposed to detention, which is to mitigate for increases in stormwater peak flow rates). Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County. New development may incorporate retention on-site, or at such time that a regional stormwater retention program is developed, participate in the implementation of the regional program by paying regional retention mitigation fees, as deemed appropriate.

PFS-5.7: Low-Impact Development. The County shall require that new development comply with the West Placer Storm Water Quality Design Manual to manage urban development runoff through the use of low-impact development (LID) features, site design measures, and water quality best management practices. These may include, but should not be limited to, a combination of features such as pretreatment water quality vaults, vegetated swales, infiltration/sedimentation basins, riparian and stream setbacks, oil/grit separators, porous pavement, rooftop and impervious surface area disconnection, soil quality improvement and maintenance, and tree planting and preservation.

PFS-5.8: Stormwater Mitigation Coordination. The County shall identify and coordinate mitigation measures with responsible agencies (e.g., California Regional Water Quality Control Board, Placer County Department of Health and Human Services – Division of Environmental Health, Placer County Department of Public Works and Facilities, CDRA-Engineering and Surveying Division, Placer County Flood Control and Water Conservation District) for the control of stormwater runoff, monitoring of stormwater discharges, and implementation of measures to control pollutant loads in urban stormwater runoff.

PFS-5.9: Regional Flood Control Improvement Planning. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, and other public

agencies in planning and implementing regional flood control improvements.

PFS-5.10: Regional Flood Control and Drainage Coordination. The County shall ensure that flood control and drainage improvements intended to address flooding and stormwater drainage needs within the Sunset Area do ~~not~~ adversely affect neighboring communities.

Goal PFS-6: Solid Waste Disposal/Recycling

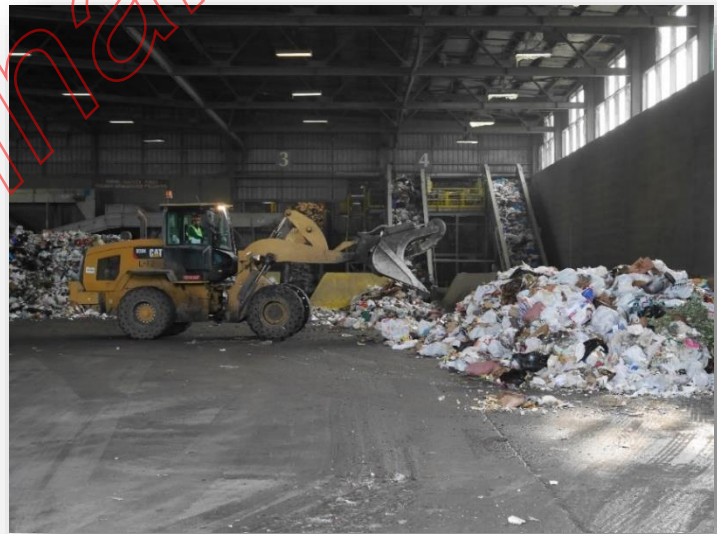
To ensure the safe and efficient disposal or recycling of solid waste generated in the Sunset Area.

Policies

PFS-6.1: Maximize Waste Reduction. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

PFS-6.2: Solid Waste Facility Buffers. The County shall support efforts of the Western Placer Waste Management Authority to ensure that landfills and other solid waste facilities (e.g., material recovery, composting) are buffered from incompatible development.

PFS-6.3: Solid Waste Facility Compliance. The County shall require that all new solid waste facilities and operations comply with applicable provisions of the *Placer County Integrated Waste Management Plan*.



PFS-6.4: Encourage Use of Recycled Products. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

PFS-6.5: Recycling Market Development Zone. The County should promote the recycling market development zone (RMDZ) in the Sunset Area

in the area around the Western Placer Waste Management Authority's Material Recovery Facility.

PFS-6.6: Placer County Franchise Area 1. The County shall require new developments in the Sunset Area to participate in County Franchise Area 1 for collection and disposal of solid waste.

Goal PFS-7: Law Enforcement/Crime Prevention

To provide adequate crime prevention and law enforcement services to deter crime and to meet the growing demand for services associated with increasing development in the Sunset Area.

Policies

PFS-7.1: Sheriff Facilities Standards. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain adopted service standards.

PFS-7.2: Sheriff Facilities Funding. The County shall require new development to construct or fund sheriff facilities that, at a minimum, maintain adopted standards.

PFS-7.3: Crime Prevention Through Environmental Design. The County shall consider public safety issues in all aspects of commercial, residential, and industrial project design, including crime prevention through environmental design (CPTED).

Goal PFS-8: Fire Protection/Emergency Response

To provide fire protection and emergency response capabilities suitable to serve the demands of the Sunset Area.

Policies

PFS-8.1: New Development and Service Level Standards. The County shall require new discretionary development to construct facilities and/or fund fire protection personnel, operations, and maintenance that maintains County fire protection standards.

PFS-8.2: Fire Protection and Emergency Response Services and Facilities. The County shall assist in the development of fire protection and emergency response facilities and services, including equipment and training capable of addressing the unique needs of the Sunset Area.

PFS-8.3: Fire and Emergency Response Funding. The County shall evaluate a variety of funding sources to pay for operations, maintenance,

training, and personnel costs associated with a fire station and emergency response facilities needs in the Sunset Area.

PFS-8.4: Emergency Medical Response Capability. The County shall insure that fire protective services include emergency medical response capabilities suitable to the uses proposed in the Sunset Area.

PFS-8.5: Community Facilities District Annexation. The County shall require new development or redevelopment within the Sunset Area to annex into Community Facilities District 2012-1, Sunset Industrial Area Services, as a condition of approval for all discretionary review permits (excluding variances, sign permits, and administrative approval permits not accompanied by any other discretionary land development permit approval) to provide fire protection and emergency response services. If not already formed, a project shall create the Community Facilities District prior to building permit issuance or issuance of an occupancy permit for any new or expanded use within the Sunset Industrial Area.

PFS-8.6: Automatic Aid Agreements. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

Goal PFS-9: Telecommunications

To promote state-of-the-art telecommunication services to support economic development and to meet the needs of employers and residents of the Sunset Area.

Policies

PFS-9.1: Access and Availability. The County shall work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services.

PFS-9.2: Telecommunication Facility Co-location. The County shall encourage compatible co-location of telecommunication facilities.

PFS-9.3: Telecommunications Technology in New Development. The County shall require the installation of state-of-the-art internal telecommunication technologies in new large-scaled residential, office, and commercial developments.

PFS-9.4: Broadband Access. The County shall leverage and support the Gold County Broadband Consortium/Sierra Business Council and other similar not-for-profit broadband organizations to help achieve expansion of broadband access in the Sunset Area.

Goal PFS-10: Parks, Schools, and Libraries

To address demand for parks and recreation, schools, and library facilities and services associated with new ~~residential~~ development in the Sunset Area.

Policies

PFS-10.1: Land Dedication. The County shall require the dedication of land and/or payment of fees, in accordance with applicable laws and standards, to acquire and develop public parks and recreation facilities, schools, and libraries. Where land dedication is required of new development, the County shall ensure the dedicated land is in locations that are compatible with adjacent uses and to not pose excess regulatory or maintenance burden.

PFS-10.2: Funding. The County shall require new development to contribute to a funding source (e.g., County Service Area Zone of Benefit, Lighting and Landscape District, Community Facilities District) to assure adequate funding for park, trail, and landscape improvement, operation, and maintenance.

PFS-10.3: Joint Use Facilities. The County shall encourage joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use.

PFS-10.4: Developer-Built Recreation Amenities. Where legally appropriate and efficient, the County will encourage developer-built public recreational amenities. Such amenities should be developed concurrently with the projects that create the demand for them.

PFS-10.5: Private Recreation Amenities. Where appropriate to the character of a new development, the County will encourage private recreation amenities within residential developments to offset the demand for public facilities.

PFS-10.6: School Needs and Development Timing. County and school district personnel shall continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development.

PFS-10.7: School Funding. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.

PFS-10.8: School Site Location. New school sites should be sited as close as possible to areas of the highest population densities, and where roads and pedestrian paths provide the safest access to the sites.

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4. NATURAL RESOURCES

The natural resources in the Sunset Area include air, water, wetlands, vegetation, fish and wildlife habitat, and agricultural soils. The fish and wildlife habitat areas include wetlands, riparian areas, upland grasslands, and woodlands. No significant mineral resources are known to exist in the Sunset Area. The Plan area's natural resources provide benefits to the area by providing aesthetic quality, habitat for a diversity of fish and wildlife, undeveloped open space, agricultural production, and water for surface and ground water resources. Some of these resources are unique in that they provide habitat for sensitive plant and animal species.

Placer County Conservation Program

The Placer County Conservation Program (PCCP) encompasses western Placer County, including the Sunset Area. The goal of the PCCP is to provide an effective framework to protect, enhance, and restore the natural resources in specific areas of western Placer County, while streamlining the permitting of a range of land development, infrastructure improvements, and habitat restoration actions known as “covered activities.” The PCCP includes two separate but complementary plans and programs that support two sets of State and Federal permits:

1. Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan, referred to as the HCP/NCCP or “Plan.” The Plan is a joint HCP and NCCP that will protect fish and wildlife and their habitats and fulfill the requirements of the Federal Endangered Species Act, the California Endangered Species Act, and the California Natural Community and Conservation Planning Act (NCCP Act).
2. Western Placer County Aquatic Resources Program, referred to as the CARP. The CARP will protect streams, wetlands, and other water resources and fulfill the requirements of the Federal Clean Water Act (Section 401 and 404) and analogous State laws and regulations.

Together, the permits issued under these plans and programs represent all of the major wetland and endangered species act permits that are required for land development activity that may occur on public and private property in Western Placer County and the Sunset Area. The PCCP represents an opportunity to streamline State and Federal permitting and mitigation through a comprehensive conservation strategy once it is adopted by the Board of Supervisors and approved by the Federal and State regulatory agencies.

~~*[Note: As of publication of this Public Review Draft Plan (December 2018), the PCCP had not yet been adopted. Both the Plan and the Draft EIR prepared for the Plan assume that the PCCP will be in place by the time the Plan is adopted. If that is not the case, goals, policies, and programs referring to the PCCP will need to be updated to incorporate the relevant substantive provisions of the Draft PCCP prior to adoption of the Plan.]*~~

Sustainable Groundwater Management Act

The Sustainable Groundwater Management Act (SGMA), signed into law in 2014, provides a framework for long-term sustainable groundwater management across California. It requires that local and regional authorities in the medium- and high-priority groundwater basins form a locally-controlled and governed Groundwater Sustainability Agency (GSA), which will prepare and implement a Groundwater Sustainability Plan (GSP). Placer County, in coordination with Placer County Water Agency, the City of Roseville, the City of Lincoln, and the Nevada Irrigation District, and with participation from California American Water Company, has established the West Placer Groundwater Sustainability Agency (WPGSA) to manage groundwater in a portion of the North American Sub-basin located in western Placer County. The WPGSA is required by SGMA to develop and implement a GSP that, if necessary, will implement activities that preserve and enhance groundwater resources for our communities, agriculture, and the environment. More specifically, this locally-controlled effort will protect the basin from overdraft, create sustainable water supplies, and support a growing economy, including agriculture.

Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for protection of the Sunset Area natural resources. They are intended to complement the provisions of the PCCP and SGMA and to supplement the goals and policies of the Placer County General Plan.

Goal NR-1: Balanced Growth/Conversion of Natural Areas

To provide balanced growth within the Area Plan where the conversion of portions of the natural environment to urban uses is allowed where consistent with the PCCP conservation strategy.

Policies

NR-1.1: Covered Species and Natural Habitat Communities Protection.

Consistent with the PCCP, the County shall require avoidance and minimization of effects on covered species and natural habitat communities. Where avoidance is not feasible, the County shall require mitigation.

NR-1.2: Stream System Protection. The County shall require the protection and enhancement of the Stream System and other areas capable of meeting the PCCP Reserve Acquisition and avoidance criteria (e.g. Stream System, avoided areas 200 acres or greater, habitat and wetlands adjacent or connected to the Stream System or existing/future Reserves, Valley Oak Woodlands one acre or greater).

NR-1.3: Natural Resource Preservation. The County shall support the preservation and enhancement of natural ~~land forms~~landforms, natural vegetation, and natural resources as open space to the maximum extent feasible, while still meeting project objectives. The County shall permanently protect, as open space, areas of natural resource values, including aquatic resources, riparian corridors, woodlands and both FEMA and calculated 100-year floodplains.

NR-1.4: PCCP and CARP Program Consistency. Prior to granting PCCP take authorization or extending wetland permit coverage, the County shall require Covered Activities to submit PCCP and CARP project applications for evaluation and consistency with the Conditions on Covered Activities and the overall terms and conditions of the Program.



Goal NR-2: Fish and Wildlife Habitat

To protect, restore, and enhance habitats that support fish and wildlife species to maintain populations at viable levels.

Policies

NR-2.1 Special-Status Plant Species Protection. The County shall ensure protection of special-status plant species and their habitat including State- and Federally-listed threatened or endangered species: by requiring project proponents to identify and avoid special-status plant populations to the extent feasible and to provide compensation for the unavoidable loss of special-status plants through establishment of new populations, conservation easements, or other appropriate measures.

NR-2.3: PCCP Coordination. The County shall cooperate with, encourage, and support the plans of local, State, and Federal agencies and private entities engaged in the preservation and protection of biological resources from incompatible land uses and development consistent with the requirements of the PCCP.

NR-2.4: Stream Habitat Mitigation. The County shall require mitigation for new development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.

NR-2.5: Setback Area Protection and Maintenance. The County shall require that new development projects include provisions within setback areas that are designed to protect natural resources, including prohibition of the placement of fill during or after construction, establishment of a buffer area, and protection of vegetation within the buffer during construction. The County will require long-term covenants for the protection and maintenance of setback areas.

Goal NR-3: Streams and Floodplains

To protect and enhance the natural qualities of the Sunset Area perennial and ephemeral streams and floodplains.

Policies

NR-3.1: Sensitive Habitat Buffers. The County shall require new development to provide Stream System and sensitive habitat buffers as specified in the PCCP and CARP.

NR-3.2: Floodplain Compliance. The County shall require all development in the FEMA or calculated 100-year floodplain to comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*.

NR-3.3: Stream Corridor Encroachment. The County shall require new development projects proposing to encroach into a stream corridor or stream setback to do one or more of the following, in descending order of desirability:

- A. Avoid the disturbance of riparian vegetation;
- B. Replace riparian vegetation (on-site, in-kind);
- C. Restore another section of a stream within the Plan area boundaries (in-kind mitigation);
- D. Restore another section of a stream outside of the Plan area boundaries (in-kind mitigation); and/or
- E. Pay a mitigation fee for restoration elsewhere (e.g., in a qualified wetland mitigation bank).

NR-3.4: Stream Corridor Natural Conditions. Where practical, the County shall require that stream corridors be preserved in open, natural conditions. The County considers uses such as road crossings, recreation trails, foot bridges, and passive parks to be compatible uses within open space areas.



NR-3.5: Stream Protection Best Management Practices and Low Impact Development. The County shall continue to require the use of feasible and practical best management practices (BMPs) and Low Impact Development (LID) strategies (strategies that promote natural movement of stormwater through preservation and recreation of natural landscape features and minimization of impervious surfaces) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities. The County shall require that LID strategies be incorporated into project design. These LID strategies will be focused on minimizing adverse effects on water quality and surface water runoff.



NR-3.6: Natural Watercourse Integration. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.

NR-3.7: Grading After October 15th. The County shall discourage grading activities between October 15th and April 30th, unless such activities are adequately mitigated to avoid impacts during the rainy season, including but not limited to stream sedimentation and riparian habitat damage.

NR-3.8: Floodplain Protection. The County shall require the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access, and recreation.

NR-3.9: NPDES Compliance. The County shall require that new development applicants demonstrate to both the County and the Central Valley Regional Water Quality Control Board (CVRWQCB) complete compliance with the provisions of a General Construction Storm Water Discharge NPDES permit authorized and approved by the CVRWQCB, if required for development. Compliance may include a written detailed Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program (required by the NPDES permit). If appropriate to the individual project, the applicant shall demonstrate to the County and the CVRWQCB that the required Water Quality Certification has been approved by the CVRWQCB and that the appropriate Best Management Practices for control of erosion and sedimentation will be incorporated into construction activities.

NR-3.10: Construction-Related Wastewater. The County shall require new development to demonstrate to the satisfaction of the County and the CVRWQCB their complete compliance with the provisions of a General Permit for Dewatering and Other Low Threat Discharges to Surface Waters (Dewatering General NPDES permit) authorized and approved by the CVRWQCB. Compliance shall include a monitoring and reporting program; and ~~shall include~~ Best Management Practices capable of achieving the effluent limitations described in the permit.

NR-3.11: Industrial Stormwater Permits. The County shall require that new industrial development project applicants apply for a General Industrial Stormwater Permit from the CVRWQCB for any discharges into area surface waters.

NR-3.12: CVRWQCB Consultation. The County shall require that new development project applicants consult with the CVRWQCB to determine specific Waste Discharge Requirements for each facility.

Goal NR-4: Open Space

To preserve and enhance open space lands to maintain the natural resources of the Sunset Area.

Policies

NR-4.1: Natural ~~Land-Form~~Landform Preservation and Enhancement.

The County shall support the preservation and enhancement of natural ~~land-forms~~landforms, natural vegetation, and natural resources as open space to the extent feasible. Where appropriate, the County shall permanently protect, as open space, areas with substantial natural resource values, including wetlands, riparian corridors, woodlands, and floodplains.



NR-4.2: Wildlife Corridor Protection. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

NR-4.3: Linked Open Space Areas. The County shall coordinate with local, State, and Federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Where appropriate, the County shall require new development to provide open space linkages using easements or other mechanisms.

NR-4.4: Minimal Disturbance of Natural Resources. Where significant open space resources exist, the County shall require development to minimize disturbance to natural terrain and vegetation and to maximize natural beauty and open space.

NR-4.5: Construction Management Adjacent to Open Space. To protect biological resources in designated Open Space areas, either within or adjacent to the Sunset Area, the County shall require development activities to limit disturbance during construction to the minimum area necessary for construction and access and will prohibit fill within any preserved waters of the U.S. and habitat for Endangered Species unless permitted by the Agencies. To ensure this protection, the County will require that the following protective measures be taken prior to or during project construction:

- A. Improvement plans that show the boundaries and label the Open Space areas
- B. For projects adjacent to the City of Roseville's Open Space preserve areas, the County shall coordinate with the City of Roseville to ensure protection of preserve areas consistent with the City's Open Space Preserve Overarching Management Plan
- C. Pre-construction meetings for construction occurring adjacent to (within 250 feet) or within Open Space areas to address the presence of the Open Space, the sensitive habitats present, minimization of disturbance to the Open Space, and the requirements for preservation of habitat
- D. Biological monitor to observe construction activities occurring within 250 feet of adjacent Open Space Preserve unless there is clearly not foreseeable impact to Open Space habitats
- E. Permits as needed from the Corps, Service, and the County prior to initiation of grading within the open space areas
- F. Temporary construction fencing will be required prior construction adjacent to or within any Open Space area
- G. Flagging of preserved wetlands adjacent to construction within the Open Space
- H. Stormwater pollution prevention BMPs and a Stormwater Pollution Prevention Plan (SWPPP) to prevent pollutant discharges into the Open Space for any project over one acre in size to control sediment and erosion during construction.
- I. Temporary stormwater discharge measures (e.g., discharge points, swales) to properly direct flows and ensure that erosion does not take place at any location along the swale or at the point of discharge to avoid discharge into vernal pools and inundation of oak trees.

[J. Use of native grasses in post construction revegetation](#)

[K. Trash removal and post construction clean-up](#)

[L. Post-construction remediation construction impacts as needed](#)

Goal NR-5: Air Quality

To protect and improve air quality in the Sunset Area.

Policies

NR-5.1: Placer County Air Pollution Control District Review. The County shall submit new development proposals to the Placer County Air Pollution Control District (PCAPCD) for review and comment in compliance with CEQA prior to project consideration by the appropriate decision-making body.

NR-5.2: Air Quality Analysis and Mitigation Plan. Developments that meet or exceed thresholds of significance for ozone precursor pollutants and greenhouse gas emissions, as adopted by the PCAPCD, shall be deemed to have a significant environmental impact. The County shall require submittal of an Air Quality Analysis and Mitigation Plan prior to project approval, subject to review and recommendation as to technical adequacy by the PCAPCD.

NR-5.3: Air Quality Analysis. The County shall require discretionary projects under CEQA review, where the project exceeds the PCAPCD's screening criteria, to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures to reduce potentially significant air quality impacts, to the extent feasible.

NR-5.4: Construction Emission/Dust Control Plan. For discretionary projects, where ground disturbance activity will exceed one acre, the County shall require approval of a Construction Emission/Dust Control Plan from the Placer County Air Pollution Control District, prior to commencement of ground breaking activity.

NR-5.5: Construction Exhaust Emissions. The County shall require new development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The PCAPCD shall be consulted to determine the appropriate BACT measures available (e.g., regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment).

NR-5.6: Emission Reduction Compliance. The County shall require new development to demonstrate to the County and the PCAPCD compliance with California State Air Resources Board (CARB) and PCAPCD Rules and Regulations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.

NR-5.7: Buffers for Air Pollution and Odor. The County, in coordination with the PCAPCD, shall require the establishment of buffers and/or other appropriate mitigation on a project-by-project basis to provide for protection of sensitive receptors from sources of air pollution or odor.

NR-5.8: Chlorofluorocarbon Recovery. The County shall require the recovery of chlorofluorocarbons (CFC's) when older air conditioning and refrigeration units are serviced or disposed.

NR-5.9: Cool Community Strategies: The County shall promote Cool Community strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing, and install cool pavements. This may include the following:

- A. Use of roofing materials with a high solar reflectance index (SRI), to reduce heat island effect and manage stormwater.
- B. Incorporation of high-albedo materials such as concrete for pathways and parking areas, or use of coatings and integral colorants for asphalt to achieve light colored surfaces instead of blacktop, where feasible.
- C. Shading of hardscapes (such as sidewalks, roadways, and parking lots) with trees, vegetated trellises, or structures covered with solar panels or materials with high solar reflectance.
- D. Preservation of existing trees, wherever feasible, and addition of trees in the public right-of-way, where appropriate.
- E. Construction of hard surfaces such as roads and sidewalks with partially vegetated systems such as open grid vegetated paving.

NR-5.10: Particulate Matter Control. The County shall support PCAPCD's particulate matter control measures for residential wood burning and fugitive dust.

Goal NR-6: Energy Efficiency and Conservation

To encourage design and construction practices that result in greater energy efficiency and energy conservation.

Policies

- NR-6.1:** ~~mPower Incentive Program~~ **Energy Conservation.** The County shall continue to support and implement the mPOWER incentive program energy efficiency and conservation strategies to reduce greenhouse gas emissions from buildings and other site improvements.
- NR-6.2: Energy Efficient Construction.** The County shall encourage new construction to achieve third-party green building certification, such as the GreenPoint Rated program and the LEED rating system. This will include building and capital improvement design practices that reduce energy consumption, maximize energy conservation, promote passive solar energy generation or other on-site electricity generation, and incorporate natural ventilation.
- NR-6.3: CALGreen.** The County shall require that all new buildings shall comply with CALGreen building codes, including diversion and recycle construction and demolition waste; use of locally-sourced building materials and recycled content building materials, including mulch/compost; heating and air conditioning standards, VOC limits, and recycled content value.
- NR-6.4: Energy-Efficient Retrofits.** The County shall encourage energy conservation retrofits for existing buildings in the Sunset Area.
- NR-6.5: Water Efficient Landscape Design.** The County shall require all new development to comply with the County's Water Efficient Landscape Ordinance (WELO) to reduce water used for landscaping irrigation and to encourage the use of recycled water and graywater for landscaping purposes.
- NR-6.6: Efficient Landscape Maintenance Equipment.** The County shall encourage installation of electric outlets in parks and public/quasi-public lands to promote use of electric landscape maintenance equipment.
- NR-6.7: Residential Energy Efficiency.** The County shall ~~encourage~~require new residential units to be designed and constructed to maximize energy efficiency. This ~~should~~shall include ~~consideration of~~ the following design features:
- A. ~~Pre-plumbing and structural design to accommodate solar energy~~ Installation of solar photovoltaic systems.

- B. Installation of energy conservation appliances such as tankless water heaters and whole house fans in all residential units.
- C. Installation of energy efficient AC units and heating system with programmable thermostat timers, to the extent feasible.
- D. Use of low flow water fixtures such as low flow toilets and faucets, to the extent feasible.

NR-6.8: Energy Efficient Lighting. Require the use of energy efficient lighting for all street, parking, and area lighting, to the extent feasible.

Goal NR-7: Air Quality and Transportation/Land Use Planning

To integrate air quality improvement with the land use and transportation planning process.

Policies

NR-7.1: Vehicle Emission Reduction Through Project Design. The County shall evaluate new development projects ~~which~~^{that} have the potential to generate a significant amount of vehicle emissions due to high employment levels or due to a high level of patronage, and shall require that effective mitigation strategies be incorporated into the project design.



- NR-7.2: Alternative Transportation.** The County shall require that new development projects be designed to promote pedestrian/bicycle access and circulation to encourage residents and employees to use alternative transportation modes to reduce air contaminant emissions. This includes providing secure bicycle parking and storage.
- NR-7.3: Regional Connectivity.** The County shall connect bike lanes in the Sunset Area to existing and future bike lanes within the unincorporated county and neighboring cities to create a regional bicycle network, wherever feasible.
- NR-7.4: Transit Funding.** The County shall support the Placer County Transportation Planning Agency's efforts to secure adequate transit funding to increase the effectiveness and viability of transit. The County shall require new development to pay its fair share of the cost of transit facilities required to serve the new development.
- NR-7.5: Transportation Control Measures.** The County shall require project proponents to consult with the County early in the planning process regarding the applicability of countywide indirect and area wide source-reduction programs and transportation control measure (TCM) programs. County review of new development projects shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- NR-7.6: Mixed-Use, Increased Intensity Development.** The County shall promote mixed-use development and increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.
- NR-7.7: Efficient Traffic Control.** The County shall implement high-efficiency traffic control strategies such as synchronized signals and roundabouts to reduce vehicle emissions.

NR-7.8: Roadway Infrastructure Demand Reduction. The County shall encourage vehicle trip reduction and improved air quality by requiring new development projects that exceed the PCAPCD's significance thresholds for operational emissions to provide ongoing, cost-effective mechanisms for transportation services that help reduce the demand for existing roadway infrastructure.



NR-7.9: Dedicated Land for Park-and-Ride Lots. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots.

NR-7.10: Construction Worker Vehicle Trip Reduction. The County shall require project proponents to consult the County and the PCAPCD concerning feasible transportation alternatives to reduce construction worker vehicle trips and associated vehicle exhaust emissions.

NR-7.11: County Facilities and Operations. The County shall comply with CARB and PCAPCD Rules and Regulations for Placer County facilities and operations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.

NR-7.12: Air Quality Monitoring Improvements. The County shall support PCAPCD's development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of County plans and proposals.

NR-7.13: Tailpipe Emissions Standards. The County shall support intergovernmental efforts directed at stricter tailpipe emissions standards.

NR-7.14: Vehicle Idling Restriction. The County shall prohibit the idling of on-and off-road engines when the vehicle is not moving or when the off-road equipment is not performing work for a period greater than five minutes in any one-hour period.

NR-7.15: Alternative Fuel Vehicle Infrastructure. The County shall require the incorporation of alternative vehicle charging and fuel stations, such as electric vehicle charging stations, bio-diesel fueling stations, and hydrogen fueling stations, that are accessible to the public to reduce use of fossil fuel and other nonrenewable resources. This includes the design of an electric box in all residential unit garages and at places of employment to promote electric vehicle usage and the provision of charging stations for electric vehicles at multi-family residences and retail, light industrial, office, hotel, entertainment, and mixed-use buildings. [It shall also include provision of spaces for alternative fuel vehicles in all parking lots.](#)

NR-7.16: Low-Emission Fleet Vehicles. The County shall encourage businesses to purchase low-emission, fuel-efficient vehicles and phase out use of diesel-fuel vehicles wherever feasible.

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5. CULTURAL RESOURCES

State law requires that public agencies evaluate the potential for cultural resources to exist in a particular area when considering new discretionary development proposals and to take appropriate action to preserve and protect these resources. In this regard, this Cultural Resources section of the Sunset Area Plan includes goals and policies that provide guidance on how such resources should be evaluated and protected. For the purposes of the Sunset Area Plan, “cultural resource” is divided into four broad categories:

- **Paleontological Resources:** Paleontological resources are prehistoric resources and are typically fossiliferous. Although paleontological resources are not usually referred to as cultural resources, they are of a pre-modern era and therefore determined to be worthy of protection in Placer County. As such, they are included in this category.
- **Archaeological Resources:** In Placer County, archaeological resources are associated with Native American habitation. Food processing sites, village sites, encampments, burial grounds and evidence of previous hunting, fishing, gathering, etc. can be found throughout much of Placer County.
- **Historical Resources:** Historical resources are typically associated with European settlement. Pre-19th century agricultural activities are most likely to generate historical resources within the Sunset Area.
- **Tribal Cultural Resources:** Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion on a national, state, or local register of historic resources, or that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

Goals and Policies

The goals and policies of this section aim to 1) identify a framework by which cultural resources are determined to be present or absent, and 2) provide direction on how cultural resources are to be protected if they are identified.

Goal CR-1:

To identify and protect the significant cultural resources of the Sunset Area including paleontological, archaeological, historical, and tribal cultural resources.

Policies

CR-1.1: Cultural Resource Coordination and Education. In areas with a moderate to high degree of sensitivity for cultural resources based on location or previous investigations or in areas where buildings and structures are more than 45 years old, the County shall require a cultural resource assessment of the site by a qualified professional before construction activities begin. The assessment would include preparing archaeological and historical survey reports and conducting a paleontological record search using an appropriate database, such as the University of California, Museum of Paleontology. Archaeological and historical sites and materials shall be evaluated and recorded on standard DPR 523-series forms in accordance with NRHP/CRHR criteria. The evaluation report shall be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to Placer County. Project sponsors shall follow recommendations identified in the survey.

CR-1.2: AB 52 and SB 18 Consultation. The County shall coordinate with the United Auburn Indian Community and any other culturally-affiliated tribes through AB 52 and SB 18 to encourage the preservation, protection and mitigation of impacts to cultural sites and tribal cultural resources.

CR-1.3: Collaboration with Culturally-Affiliated Tribes. The County shall collaborate with the United Auburn Indian Community (UAIC) to encourage education of tribal and cultural resources and history in the community, strengthen cultural diversity, and support the shared County and UAIC vision of UAIC landholding within the Sunset Area Plan.

CR-1.4: Potential Development and Cultural Resources. The Placer County Development Review Committee shall regularly consult with the North Central Information Center, Native American Heritage Commission, and appropriate local tribes, such as the United Auburn Indian Community, to determine the degree to which a potential development is considered to be in a sensitive location for cultural resources.

CR-1.5: Sensitive Locations for Cultural Resources. The County shall consider, at a minimum, the following areas to be sensitive areas for the presence of cultural resources:

- A. Areas with existing riparian resources.
- B. Areas with a clear and distinct floodplain.
- C. Areas with identifiable historical remains (e.g., old foundations, rock walls, old abandoned equipment).
- D. Areas adjacent to properties which have previously had cultural resource assessments which resulted in the identification of significant resources.
- E. Areas with a Modesto, Riverbank, Turlock Lake/Mehrten Formation geologic condition (in descending order of sensitivity).

CR-1.6: Minimize Cultural Resource Impacts. The County shall require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological, tribal cultural, historical, or paleontological consultants (in consultation with recognized local Native American groups), depending on the type of resource in question.

- A. If archaeological resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources as well as detailed measures to avoid or minimize impacts to these resources will be included in an evaluation report. These measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.

- B. If historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources will be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.
- C. If tribal cultural resources eligible for inclusion in the NRHP or CRHR are identified in the proposed assessment of project impacts, then detailed measures to avoid or minimize impacts to these resources shall be included. These measures could include dedicated conservation easements per SB18; project alternatives, or redesign; additional construction monitoring by a qualified tribal monitor; avoidance of sites; preservation in place; or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate

CR-1.7: Discovery of Cultural Resources During Construction. The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., shell, artifacts, architectural remains, significant paleontological resources) are discovered. In the event archaeological, tribal cultural, historical, or paleontological resources are discovered, the County shall retain a qualified cultural resources specialist or

paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Heritage Commission on the cultural find, if warranted. If the appropriate specialist determines that the find does not meet standards of significance for cultural resources (as defined in the State CEQA Guidelines Section 15064.5), construction may proceed. If the appropriate specialist determines that the find does meet the standards of significance for cultural resources, SAP Policy CR-1.6, Minimize Cultural Resource Impacts, shall be implemented.

- CR-1.8 Discovery of Burials During Construction.** The County shall require all new development to suspend construction activities in the area of the discovery and contact the County when human remains are discovered. In such cases, County shall contact the County Coroner, the Native American Heritage Commission (NAHC), and, if the remains are determined to be Native American, the most likely descendant (MLD). The Count and the applicant will coordinate the appropriate treatment and disposition of the remains with the MLD assigned by NAHC.

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6. NOISE

This section addresses noise issues related to the development of property within the Sunset Area and the impact of noise-generating uses and activities on surrounding properties. One of the purposes of this section is to recognize that the Sunset Area Plan designates a significant amount of noise-generating land uses (e.g., industrial, commercial) and that the noise levels within the boundaries of the Plan area may exceed the noise levels typically acceptable for residential, agricultural, and commercial areas. Moreover, with the introduction of residential development within the Sunset Area, this section aims to identify a framework whereby potentially conflicting uses may co-exist within the Plan area.

This section also defines the obligations of existing and future development both within and outside the boundaries of the Plan area in terms of ensuring that noise-sensitive uses are not adversely affected by noise-producing development within the Plan area. Additionally, the Plan seeks to ensure that the County's economic development efforts within the Sunset Area are not hampered by noise-related concerns of conflicting land uses. Finally, this section defines acceptable noise levels for property within the Plan area boundaries.



Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for protection of Sunset Area employees, residents, and visitors from the harmful effects of noise.

Goal N-1:

To protect County residents, employees, and visitors from the harmful and annoying effects of exposure to excessive noise.

Policies

- N-1.1: Noise-Sensitive Uses.** The County shall require discretionary development that includes noise-sensitive uses to incorporate effective noise mitigation measures into the development design to achieve the standards specified in Table 6-1.
- N-1.2: Industrial Noise Considerations.** Because many industrial activities and processes necessarily produce noise which could be objectionable to nearby non-industrial land uses, existing and potential future industrial noise shall be considered in all land use decisions in the Sunset Area and in the unincorporated areas outside of the Plan area.
- N-1.3: Non-Residential Noise Levels.** Where proposed new, non-residential discretionary development has the potential to produce noise levels exceeding the performance standards of Table 6-1 for existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as described in Policy N-1.4 as part of the environmental review process so that noise mitigation may be included in the project design.

TABLE 6-1

ALLOWABLE NOISE LEVELS WITHIN SPECIFIED ZONE DISTRICTS

Applicable to New Projects Affected by or Including Non-Transportation Noise Sources (Ldn)

Receptor Zone District	Noise Level at the Property Line of Receiving Use	Interior Spaces ²
Service Commercial (SC)	75	45
Attraction District (EMU/AD)	70	45
Cornerstone District (EMU/CD)	70	45
Shopping District (EMU/SD)	70	45
Business Professional (BPL)	70	45
Innovation Center (IC)	70	45
Eco-Industrial (ECO)	Footnote 1	Footnote 1
Light Industrial (IP)	75	45
Industrial Mixed-Use (I)	75	45
Open Space (O)	Footnote 1	Footnote 1
Farm-Development Reserve (F-DR): Residence	70 ³	45
Farm-Development Reserve (F-DR): No Residence	Footnote 1	Footnote 1

¹Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

²Interior spaces are defined as any interior location where some degree of noise sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as office space and retail areas.

³Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an Ldn of 70 dBA will be considered acceptable outdoor exposure at a residence.

General Notes

- Where existing transportation noise levels exceed the standards of this table, the allowable Ldn shall be raised to the same level as that of the ambient level;
- Where a conditional use permit or minor use permit or other discretionary entitlement has established noise level standards for an existing use, those standards supersede the levels specified in Table 6-1 and Table 6-2;
- Where an existing, conforming use, which is not subject to a conditional use permit, minor use permit or other discretionary entitlement, or was legally established prior to the requirement for a discretionary entitlement, causes noise levels in excess of Table 6-1 and Table 6-2, said excess noise shall be considered the allowable level;
- Where a new development is proposed, which will be affected by noise from an existing, conforming, legally established use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

**TABLE 6-2
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use¹	Outdoor Activity	Interior Spaces
	Ldn/CNEL, dB	Ldn/CNEL, dB
Offices	Footnote 2	45
Restaurants (without outdoor dining)	Footnote 2	45
Restaurant (with outdoor dining)	70	45
Child/Adult Day Care	65	45
Business Support Services	Footnote 2	45
Parks, Playgrounds, and Golf Courses	75	45
Recreation and Fitness Centers	Footnote 2	45
Hotels and Motels	65	45
Medical Services – Clinics and Laboratories	Footnote 2	45
Churches	65	45
Outdoor Commercial Recreation	Footnote 2	Footnote 2
Sports Facilities and Outdoor Public Assembly	Footnote 2	Footnote 2
Schools (college, university, specialized education & training)	Footnote 2	45

¹The land uses listed here are defined in the Placer County Zoning Ordinance Definitions Section (Sec. 40.030)

²Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

³Where the County has discretionary authority through a conditional use permit, minor use permit or other discretionary permit, a 5dB Ldn/CNEL increase in exterior noise levels may be permitted when it is not possible to reduce noise in outdoor activity areas to the above standards, or less, using a practical application of the best-available noise reduction measures.

Definition of Terms

- a) CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. Decibel.
- b) dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the reference pressure, which is 20 micropascals (20 micronewtons per square meter). Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

N-1.4: Acoustical Analysis. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-2 or the performance standards of Table 6-1, the County shall require submission of an acoustical analysis consistent with County requirements as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

- A. The development is for less than 10,000 square feet of total gross floor area;
- B. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source, or when the noise source consists of multiple transportation noise sources;
- C. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas does not exceed 65 dB Ld. (or CNEL) prior to mitigation;
- D. The topography in the project areas is essentially flat (i.e., noise source and receiving land use are at the same grade); and
- E. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to levels specified in Table 6-1 or Table 6-2. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

N-1.5: Noise Barriers. Where noise mitigation measures are required to achieve the standards of Table 6-1 and Table 6-2, such measures shall focus on site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

N-1.6: Noise Exposure to Existing Sensitive Receptors. The County shall require proposed new stationary noise sources to be located a sufficient distance from sensitive receptors, such as residential uses, schools, parks, hospitals, and day care facilities. Minimum siting distance from sensitive receptors shall be as follows:

- A. New loading dock or commercial delivery sources: 1,836 feet
- B. New HVAC units: 440 feet
- C. New mechanical generators: 500 feet
- D. New parking lots: 50 feet
- E. New overhead transmissions lines and substations: 35 feet.

If the above siting requirements cannot be achieved because of specific building locations or other site-specific constraints, the project applicant shall conform to the County's Noise Mitigation Guidelines.

N-1.7: Construction Noise and Vibration. The County shall impose, as necessary, conditions on new discretionary development which would limit the hours of construction, limit allowable construction noise levels, and/or impose other restrictions to protect sensitive receptors from excessive construction noise.

N-1.8: Rail Operations Vibration Exposure. Prior to approval of final site plans, project proponents shall conduct a project-level vibration assessment for new residential or other sensitive land uses to be located within 350 feet of an existing rail line. These studies shall be conducted by a qualified acoustical engineer or noise specialist in accordance with Policy N-1.4 to determine vibration levels at specific building locations and recommend feasible structural mitigation measures (e.g., isolation strip foundations, insulated windows and walls, sound walls or barriers, distance setbacks, or other construction or design measures) that would reduce vibration-noise to an acceptable level.

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7. HEALTH AND SAFETY

The Placer County General Plan includes a safety element that addresses the protection of the community from any unreasonable risks associated with the effects of many natural or development-induced hazards. Notwithstanding the coverage provided by the General Plan, there are public health and safety concerns specific to the use of land in the Sunset Area. This section of the Sunset Area Plan is intended to address those concerns.

Public health and safety is of particular concern in the Sunset Area due to the emphasis of industrial development and the potential for such development to affect the health and safety of people who live and work in the area. The goals and policies in this section are written to ensure that the Sunset Area is a safe and healthy place to live, work, and visit.

Goals and Policies

This section of the Sunset Area Plan includes goals and policies for the protection of people and property from natural and human-caused hazards.

Goal HS-1: General Health and Safety

To protect the lives and property of the residents, employees, patrons, business owners and property owners who live, work, or own property within the Sunset Area.

Policies

HS-1.1: Emergency Response Facilities Siting. The County shall ensure that the siting of critical emergency response facilities such as fire stations; sheriff's offices and substations; dispatch centers; emergency operations centers; and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, and explosions.

HS-1.2: Adequate Health and Safety Facilities and Services. The County shall ensure that adequate facilities are constructed, and that an adequate level of services are provided, to protect the public's health and safety for those who work, reside, visit, or conduct business within the Sunset Area.

Goal HS-2: Flooding

To protect the lives and property of the workers, residents, visitors, and property owners in Sunset Area from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

HS-2.1: Protected Roadways. The County shall require that arterial roadways and expressways, commercial and industrial uses, and emergency facilities be protected, at a minimum, from a 100-year storm event in accordance with the design parameters in the Placer County Flood Control and Water Conservation District Storm Water Management Manual.

HS-2.2: Flood Hazard Evaluation and Mitigation. The County shall require new discretionary development project applicants to evaluate and mitigate potential flood hazards prior to project approval. The County shall require applicants to submit accurate topographic and flow characteristics information and depict the 100-year floodplain limits under fully-developed, unmitigated runoff conditions. Applicants shall also determine the applicability of Senate Bill 5 (2007) and subsequent State of California Department of Water Resources 200-year Urban Level of Flood Protection (ULOP) standards. Where public facilities have been constructed or lands have been acquired, with the specific intent of mitigating stormwater runoff, such facilities or lands may be taken into consideration when determining the extent of the 100-year floodplain.



HS-2.3: Maintain Natural Floodplains. The County shall require the maintenance of natural conditions within the 100-year floodplain of all streams and drainage-ways except under the following circumstances:

- A. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
- B. When facilities for the treatment of stormwater runoff are best located in the floodplain, and where the disturbance of riparian vegetation is minimized.

HS-2.4: Floodplain Development. The County shall prohibit or minimize development within the 100-year floodplain consistent with the policies of this Plan and the *Placer County General Plan*.

HS-2.5: Local Stormwater Runoff Coordination. The County shall coordinate with the City of Roseville, the City of Lincoln, and Sutter County to mitigate the impacts of new development in the Sunset Area that have the potential to increase stormwater runoff onto downstream parcels.

Goal HS-3: Solid Waste Operations

To protect residents, workers, visitors, and property owners from public health and safety impacts associated with the operation of solid waste facilities.

Policies

HS-3.1: Permit Monitoring. Under its authority as the Local Enforcement Agency, the County shall monitor and enforce the compliance of County-issued permits associated with solid waste operations and facilities.

HS-3.2: CEQA Review. As a lead or responsible agency, as defined by the California Environmental Quality Act, the County shall ensure that the environmental documentation for new or revised solid waste facilities permits and/or conditional use permits, contains mitigation measures that protect the public health and safety from the operation of solid waste operations and facilities.

HS-3.3: Post Closure Land Use Plans. The County shall review all new discretionary development projects associated with post-closure land use plans for solid waste facilities and operations to ensure that the proposed land uses are compatible with the closed landfill and surrounding land uses.

Goal HS-4: Fire Protection

To protect residents, workers, employers, visitors, and property owners from injury and loss of life and property from fires.

Policies

HS-4.1: Fire Protection Standard. The County shall seek to provide the highest practical level of fire protection and emergency services in the Plan area. The County shall require new discretionary development to meet all fire standards of the County and State. This includes requiring water distribution systems to meet fire flow and hydrant spacing requirements of the County and California Department of Forestry and Fire Protection.

HS-4.2: Complete Range of Fire Protection Services. The County shall ensure that fire protection services in the Plan area are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.

HS-4.3: Automatic Fire Detection and Suppression Systems. In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems. The County shall further provide incentives, such as fire impact fee reductions, which encourage the installation of fire protection systems, especially automatic detection and suppression systems.

HS-4.4: Grass Fires. The County shall seek the assistance of the local fire protection agency, and the cooperation of property owners, to control the risk of grass fires through vegetation hazard reduction programs, fire-resistive building construction, and grass fire safety education programs.

HS-4.5: Hazardous Vegetation Abatement. The County shall require new discretionary development to establish hazardous vegetation abatement programs to reduce fire hazards in the Plan area, consistent with County and California Department of Forestry and Fire Protection standards.

Goal HS-5: Geological Hazards

To minimize property damage due to geological hazards.

Policies

HS-5.1: Soils Engineering Analysis. The County shall require the preparation of a soils engineering analysis for new discretionary development in areas prone to geological hazards and the integration of the recommendations of the analysis into project design.

HS-5.2: Preliminary Soils Report. Where critically expansive or unstable soils have been previously identified or are expected to exist for new discretionary development projects, the County shall require that the recommendations of a preliminary soils report, prepared by a registered civil engineer, be implemented as a condition of approval. The County shall further require that project design account for the findings of the report.

Goal HS-6: Hazardous Materials and Wastes

To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and wastes.

Policies

HS-6.1: Safety Standard Compliance. The County shall ensure that the use and disposal of hazardous materials and wastes in the Sunset Area comply with local, State, and Federal safety standards.

HS-6.2: Development Near Hazardous Waste Facilities. The County shall discourage the development of residences or schools in surrounding jurisdictions near known hazardous waste disposal or handling facilities.

HS-6.3: Hazardous Waste Management Plan Compliance. The County shall review new discretionary development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste Management Plan* (CHWMP).

HS-6.4: Toxic Materials Storage. The County shall require secondary containment and periodic examination of all toxic materials storage facilities.

HS-6.5: Hazardous Materials and Waste Management Data. The County shall require that applications for new discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste

reduction, recycling, containment, spill, or ignition response and storage.

HS-6.6: Hazardous Waste Emergency Response Capabilities. The County shall work with the local and surrounding fire protection agencies, law enforcement, and other agencies to ensure an adequate response capability to hazardous materials emergencies within the Sunset Area.

HS-6.7: Groundwater Sampling. The County shall require all new discretionary development projects to perform a groundwater sampling program prior to and during construction activity that would have the potential to result in groundwater contact in areas located above known extent of groundwater contamination plumes.

HS-6.8: Certified Unified Program Agency Implementation. The County will implement the elements of the Certified Unified Program Agency (CUPA) to ensure compliance with applicable environmental laws and regulations.

HS-6.9: CUPA Audits. The County will inspect facilities within the Sunset Area for compliance with CUPA programs at least once every three years. The inspections will be conducted by Placer County Environmental Health to ensure compliance with applicable environmental laws and regulations.

HS-6.10: Radioactive and Biohazardous Environmental Review. In the event that new discretionary development projects propose the use of radioactive materials or biohazardous materials, the County shall conduct an environmental review and require appropriate mitigation before accepting a Radioactive Materials License from the California Department of Health Services Radiologic Health Branch.

HS-6.11: Risk Management and Prevention Program. The County shall require the implementation of a Risk Management and Prevention Program (RMPP) for all operators permitted to handle significant quantities of "acutely hazardous materials," as defined by the State Office of Emergency Services.

HS-6.12: Hazardous Waste Generation Reduction. The County shall take all feasible steps to minimize hazardous waste generation and prevent the unauthorized disposal of hazardous wastes, including:

- A. Source reduction programs
- B. Maintenance personnel training to ensure good housekeeping practices that reduce potential spills

- C. Spill prevention
- D. Requiring laboratory procedures that minimize chemical waste production (i.e., using the products of one experiment as the reactants for another experiment),
- E. Placing a surcharge on hazardous materials purchases to cover hazardous waste disposal costs.

HS-6.13: Ability to Dispose of Hazardous Waste. The County shall require new development projects that will generate hazardous waste demonstrate the ability to dispose of any hazardous waste at an approved disposal facility and that the facility has adequate capacity to accept the quantities of hazardous wastes expected to be generated by the project.

HS-6.14: Hazardous Materials. The County shall maintain a disaster response capability for hazardous materials incidents, accidents, and a broad range of natural disasters.

HS-6.15: Health Risk Exposure from Truck Loading. The County shall encourage new truck distribution yards, loading docks, or loading or unloading areas to be located at least 1,000 feet from sensitive receptors, including residential uses, campus dormitories, student housing, residential care facilities, hospitals, schools, parks, playgrounds, and daycare facilities. If a project proponent proposes a truck loading/unloading facility within 1,000 feet of a sensitive receptor, the project proponent must provide a qualified, site-specific Health Risk Assessment showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million.

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8. HOUSING

Historically, the County has not planned for any residential uses in the Sunset Area. With the residential component of the Placer Ranch Specific Plan and the allowance for employee-related housing under the Entertainment/Mixed-Use and Innovation Center land use designations, this Plan reflects a fundamental shift in the County's vision for the Sunset Area. The goals, objectives, and policies of the Placer County General Plan Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to the Sunset Area. The County adopted the Housing Element on October 8, 2013, and certified by the California Department of Housing and Community Development on November 22, 2013.

Placer County 2013 Housing Element Goals

- Goal A: Provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.
- Goal B: Encourage construction and maintenance of safe, decent and sound affordable housing in the county.
- Goal C: Promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin of Placer County.
- Goal D: Improve the county's existing stock of affordable housing.
- Goal E: Preserve all at-risk units within the unincorporated County.
- Goal F: Meet the needs of special groups of county residents, including a growing senior population, large families, single mothers, farm workers and persons with disabilities.
- Goal G: Alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.
- Goal H: Increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.
- Goal I: Assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status or sexual orientation.
- Goal J: Ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.

Housing in the Sunset Area will be focused on the development of workforce housing within the Entertainment/Mixed-Use and Innovation Center land uses.

Because new housing in the area could potentially conflict with existing uses that may pose health hazards to residents, the goals and policies aim to balance residents' health and well-being with the economic viability of existing businesses in the area. To maintain this balance, the County will allow housing only in certain districts of the Sunset Area.



Goal H-1:

To ensure housing developments are compatible with non-residential land uses for the safety and well-being of Sunset Area residents.

Policies

- H-1.1: Workforce and Student Housing.** The County shall encourage the development of housing appropriate for the workforce of the Sunset Area and for students at the California State University, Sacramento – Placer [CenterCampus](#).
- H-1.2: Appropriate Infrastructure.** The County shall require new housing development to provide infrastructure appropriate for high-density workforce housing and meet County service standards.
- H-1.3: Nearby Land Uses.** The County shall support the development of uses that provide ample opportunities for Sunset Area residents to learn, work, recreate, and shop near where they live.

- H-1.4: Protect New Residential Uses.** The County shall ensure that new discretionary development is designed to protect residents from the hazards and nuisances of existing industrial uses, including transitional land uses and landscaped buffers²².



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9. IMPLEMENTATION

This section describes the tools available to implement the *Sunset Area Plan*. Some of these tools exist today (e.g., the Zoning Ordinance, Land Development Manual, and the *Placer County Design Guidelines Manual*) and others will be developed over time.

The goals and policies of the *Sunset Area Plan* provide direction to the public, landowners, and decision-makers on how land within the Sunset Area Plan is to be developed. However, by themselves, these same goals and policies, cannot implement the nine objectives described in the Introduction Section of this Plan. In order to implement these objectives, a number of programs, standards, ordinances, and incentives need to be created. For the Sunset Area, there are five general ways in which the Plan is to be implemented: 1) the individual goals and policies described in each topical section of this Plan, 2) the implementation programs described in this section; 3) enforcement or application of ordinances, standards, and guidelines affecting land development activities within the Plan area, 4) implementation of a capital improvement program and 5) execution of a finance strategy. These five methods must be considered as a whole because no single approach can ensure that the Plan objectives are met. Many of these implementation programs require subsequent actions of the County after adoption of the Plan.

Sunset Area Plan Implementation Programs

The implementation programs described in this section relate to the goals and policies of the Plan. Each of these implementation programs describe the intent of the program, who is responsible for implementing the program, when it is to be implemented, and how it is to be funded.

The majority of the Plan's policies are to be implemented through the ongoing project approval process, including the review of subdivisions, conditional use permits, minor use permits, design/site review, improvement plan review, and grading permits by the County's decision-making authorities (e.g., Development Review Committee, Zoning Administrator, Planning Commission, Board of Supervisors). Projects are to be reviewed for consistency with the goals, policies, and standards of the *Sunset Area Plan* as well as the *Placer County General Plan*. A finding of consistency with these plans must be made for a project to proceed to an approval.

Implementing Zoning

Part III of this Policy Document consists of zoning regulations and standards that are unique to the Sunset Area, excluding Placer Ranch. This includes zoning districts that correspond with and implement the land use designations on the Sunset Area Land Use Diagram. Each district specifies allowed land use types, general site planning and development standards, and other provisions that are consistent with the Placer County Zoning Code. This includes graphics and thumbnail illustrations depicting the development standards to assist users in visualizing the meaning and applicability of the standards.

Ordinances, Standards, and Guidelines

Ordinances

Numerous ordinances of the Placer County Code (PCC) assist in the implementation of the *Sunset Area Plan*. The most significant of these include the *Zoning Ordinance* (Chapter 17, PCC), the *Environmental Review Ordinance* (Chapter 18, PCC), the *Subdivision Ordinance* (Chapter 16, PCC), *Building and Development* (Chapter 15, PCC), *Street Improvement Ordinance* (Chapter 12, Article 12.08), *Stormwater Quality Ordinance* (Chapter 8, Article 8.28), and the *Grading Ordinance* (Chapter 15, Article 15.48, PCC). Generally, these ordinances provide precise standards that serve to specifically define permitted land uses, and to regulate land use and land development activities. Numerous other ordinances and standards have been adopted which are intended to protect the public's health and safety and the environment and to promote the general welfare of the County.

Standards and Guidelines

In addition to land development ordinances, the County has also adopted numerous standards and guidelines which affect land development within the Sunset Area. Most of these standards and guidelines already exist and are applied throughout the County. The Corridor Design Guidelines (Appendix A) apply specifically to the Sunset Area. Additionally, some of the Plan's policies include standards which also apply individual projects.

Guidelines and standards which are not adopted as a part of this Plan include the *Land Development Manual* which provides engineering standards for numerous public and private improvements (e.g., road sections, drainage facilities, driveway encroachments, etc.) and the *Placer County Design Guidelines Manual* and the *Landscape Design Guidelines* which provide direction on site design, architecture and landscaping. The Flood Control and Water Conservation District and the Department of Public Works and Facilities administer the *Flood Damage Prevention Ordinance* and the *Stormwater Management Manual* which include standards for drainage and flood control. The Department of Public Works and Facilities also administers the West Placer

Storm Water Quality Design Manual to implement the State NPDES Municipal Separate Storm Sewer System (MS4) Phase II Permit low impact development requirements.

Capital Improvement Plan

Appendix B of this Policy Document is the Sunset Area Capital Improvement Plan (CIP). It identifies Facilities and Services Evaluation

In conjunction with the preparation of the Sunset Area Plan, the County prepared the following reports to evaluate existing facilities and services and to determine future improvement needs based on development called for by the Plan:

- The Sunset Area Water, Wastewater, and Recycled Water Technical Report evaluated the wet utilities infrastructure needed to serve buildout of the SAP area.
- The Sunset Area Water, Wastewater, and Recycled Water Technical Report evaluated the projected flows and treatment demand, as well as the on- and off-site infrastructure that would likely be required to support development in the SAP area.
- The Sunset Area Plan Storm Drainage Technical Report evaluated the increase in stormwater runoff associated with SAP buildout, as well as the general drainage system requirements to support the development identified within the SAP.
- The Sunset Area Plan Dry Utilities Technical Report evaluated electricity, natural gas, and telecommunications service requirements that would result from buildout of the SAP area.

These technical reports provide the basis for capital improvement assumptions for the identify public and private infrastructure needs (facilities and services) to serve the existing and future development within the Sunset Area. The CIP consists of a list of infrastructure projects and the costs associated with those projects. The following description provides information on the essential facility and service providers.

Sunset Area Facilities

The essential facility providers include the following:

1.—Roads

- a.—The California Department of Transportation for SR 65

Placer County Public Works and Facilities Services Finance

2. Sewer

- a. The City of Roseville for the Pleasant Grove Regional Wastewater Treatment Plant near Pleasant Grove Creek
- b. South Placer Municipal Utility District for sewer collection facilities on the east side of SR 65
- c. Placer County Service Area No. 28, Zone 2 A3 for sewer collection facilities on the west side of SR 65
- d. Lincoln Waste Water Treatment and Reclamation Facility

3. Potable Water and Recycled Water

- e. Placer County Water Agency
- f. For recycled water, Placer County Water Agency, the County of Placer, or other designated service provider.

4. Solid Waste Disposal

- g. Western Placer Waste Management Authority

5. Power

- h. Pacific Gas & Electric

6. Telecommunications

- i. AT&T
- j. Wave Broadband

Sunset Area Service Providers

The essential service providers include the following:

1. Fire Protection

- k. Placer County Fire Department
- l. California Department of Forestry and Fire Protection

2. Law Enforcement

- m. Placer County Sheriff's Department

3. General Government Services

- n. Community Development Resource Agency (Planning Services Division, Building Services Division, Engineering and Surveying Division)
- o. Department of Public Works and Facilities (Transportation Division, Transit Division, Parks Division, Environmental Utilities Division)
- p. HHS Environmental Health Services Division
- q. Air Pollution Control District
- r. Assessor
- s. Tax Collector
- t. County Court System

Infrastructure Finance

Construction and maintenance of public improvements to serve the Sunset Area are funded through a variety of mechanisms including County Service Areas (CSAs), Community Facilities Districts (CFDs), County impact fees, other fees, developer financing and other methods. The County prepared a Financing Plan that establishes a strategy for financing the Backbone Infrastructure and Public Facilities required to serve the proposed land uses in the Sunset Area. The Financing Plan is a companion document to the Area Plan. The County collaborates with other facility and service providers to impose fees and enforce ordinances pertaining to infrastructure finance. Facilities and services for which funding mechanisms are already in place, include the following:

4.1. Traffic and Circulation - The County participates in several local and regional traffic fee impact programs. This includes the Countywide Traffic Fee Program, which requires new development to pay traffic impact fees to construct transportation facilities needed as a result of new development. It also includes fees imposed by the South Placer Regional Transportation Authority (SPRTA) the Placer County-City of Roseville Joint Traffic Fee Program and the Placer Parkway Tier 2 Fee Program.

5.2. General Government Facilities and Services - A portion of the services provided by Placer County are funded by taxes. Facility needs are funded through taxes and by a capital facilities fee. Additional revenues are needed to fully finance facilities and service needs as the Plan area continues to grow.

6.3. Fire Protection - Facility needs of the Placer County Fire Department are funded by a capital facilities fee. A funding source needs to be identified for ongoing service needs including personnel and operations and maintenance.

7.4. Sewer - Sewer connection fees are collected at the time a sewer permit is issued and the fees apply to capacity within the sewer collection system and wastewater treatment plant. Sewer collection and treatment maintenance and operation is funded through annual payments into a County Service Area.

8.5. Water - The Placer County Water Agency collects connection fees which apply to facility and treatment costs based upon the water demand of the user. Note that part of the Sunset Area is within the City of Lincoln's Sphere of Influence (specifically the Urban Reserve); if that are is annexed to Lincoln, the City will become the water retailer and will be responsible for collecting connection charges.

Even with these programs in place, significant capital improvements costs still require financing. These costs are addressed by the Sunset Area Infrastructure

~~Finance Strategy (Appendix C). It includes a multi-year sources and uses of funds analysis, including consideration of costs for any property acquisition, relocation, and other requirements for the Plan's implementation. This information is summarized in a matrix of sources and uses of funds that shows required improvements, associated costs, and potential funding sources. The Finance Strategy also includes recommended methods for addressing capital funding shortfalls. Financing Plan, which includes the following information:~~

- ~~▪ Summary of the major Backbone Infrastructure and Public Facilities to be constructed or acquired in association with development of the Sunset Area Plan, based on the technical reports described above. Corresponding costs are based on available engineering data, existing County department data, and other estimates.~~
- ~~▪ Identification of funding sources to pay for Backbone Infrastructure and Public Facilities, including any existing and potential future fee programs or financing districts.~~
- ~~▪ Information regarding timing of Backbone Infrastructure and Public Facilities.~~
- ~~▪ The policy framework for ensuring that required major Backbone Infrastructure improvements can be financed.~~

Implementation Goals and Policies

The following goal and policies are intended to ensure that the Plan objectives are implemented.

Goal IM-9.A:

To provide for the ongoing administration and implementation of the Sunset Area Plan.

Policies

IM-9.A.1: The County shall review the Sunset Area Plan bi-annually and revise it as necessary in response to changes in the market, the provision of additional infrastructure, or the identification of financing for infrastructure improvements.

IM-9.A.2: The County shall review and amend, as necessary, all applicable ordinances and regulations referenced herein to ensure consistency with the *Sunset Area Plan* and the *Placer County General Plan*.

IM-9.A.3: The County shall implement a finance plan to obtain the necessary revenues to finance the capital improvement program of the Sunset Area Plan where funding deficiencies have been identified.

Implementation Programs

Specific implementation programs are listed in the following tables. Following each implementation is a description of which policy or policies the program implements, which County department(s) is responsible for implementation, and how the program is expected to be funded. Finally, each program includes a timeline that identifies when the implementation will be completed.

The implementation program tables are organized according to the topical elements of this Policy Document, as follows:

- Table 9-1: Land Use/Economic Development
- Table 9-2: Transportation and Mobility
- Table 9-3: Public Facilities and Services
- Table 9-4: Natural Resources
- Table 9-5: Cultural Resources
- Table 9-6: Noise
- Table 9-7: Health and Safety
- Table 9-8: Housing

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LAND USE (LU/ED)

LU/ED		Table 9-1: Land Use/Economic Development				
		2018-	2019-	2021/2026-	Annual	Ongoing
Program LU/ED-1: Economic Development Coordination. The County shall coordinate its economic development activities with Lincoln, Rocklin, and Roseville, as well as other economic development organizations, including local chambers of commerce and regional and statewide trade and commerce organizations.						■
Implements Policy(ies)	LU/ED-1.1, LU/ED-1.5, LU/ED-1.8, LU/ED-1.9					
Responsible Department(s)	Office of Economic Development Community Development Resource Agency					
Funding	General Fund					
Program LU/ED-2: Property Owner and Business Coordination. The County shall coordinate with business and property owners to ensure that the County is aware of owner interests and to share intelligence concerning economic opportunities.						■
Implements Policy(ies)	LU/ED-1.2, LU/ED-1.6					
Responsible Department(s)	Office of Economic Development Community Development Resource Agency					
Funding	General Fund					

TRANSPORTATION AND MOBILITY (TM)

TM		Table 9-2: Transportation and Mobility					2018-2019	2020-2021	2022-2026	Annual	Ongoing
Program TM-1: Capital Improvement Program. The County shall adopt, and update as needed, a capital improvement program (CIP) for the Sunset Area. The CIP shall provide a funding mechanism, cost estimates and a list of projects for the road network and intersections to be constructed within the Plan area.							■				■
Implements Policy(ies)	TM-1.5, TM-1.9										
Responsible Department(s)	Department of Public Works and Facilities										
Funding	Traffic Mitigation Fees										
Program TM-2: Vehicle Miles Traveled. In accordance with SB 743, the County shall identify and update all policies and procedures necessary to transition from “Level of Service” standards to vehicle miles traveled standards when evaluating the transportation impacts of new development proposals in accordance with SB 743.							■				
Implements Policy(ies)	TM-1.4										
Responsible Department(s)	Department of Public Works and Facilities Community Development Resource Agency										
Funding	Mitigation Fees, Grants										
Program TM-3: Placer Parkway Bicycle and Pedestrian Grade Separation. The County shall collaborate with the Placer County Transportation Planning Authority to identify appropriate locations for grade-separated bike and pedestrian crossings of Placer Parkway. This will include identification of potential sources of grant funding to add such crossings as the Parkway is constructed.								■			
Implements Policy(ies)	TM-2.3, TM-2.6, TM-2.8										
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resource Agency										
Funding	Mitigation Fees, Grants										
Program TM-4: Shared Use Parking Guidelines. The County shall prepare guidelines for shared-use parking that address how and where parking supply can be shared and how agreements for sharing parking can be negotiated.								■			
Implements Policy(ies)	TM-4.1 through TM-4.4										
Responsible Department(s)	Community Development Resource Agency										
Funding	General Fund										
Program TM-5: Transit Master Plan. The County shall prepare a Transit Master Plan for the Sunset Area, including Placer Ranch, that identifies how to address transit service demand associated with development of the area. The Plan may be prepared in collaboration with PCTPA in conjunction with an update of its Transit Master Plan for South Placer County and may be coordinated with City of Roseville transit planning efforts.								■			
Implements Policy(ies)	TM-3.1, TM-3.5										
Responsible Department(s)	Community Development Resource Agency										
Funding	General Fund										

PUBLIC FACILITIES (PFS)

PFS		Table 9-3: Public Facilities and Services				
		2018-2019-	2020-	2021-2026-	Annual	Ongoing
Program PFS-1: Capital Improvement Program. The County shall ensure that capital improvement programs (CIPs) for area facilities plans are prepared in conjunction with new specific plans. CIPs should identify improvement needs for the plan, including consideration of phasing and final project buildout.						■
Implements Policy(ies)	PFS-1.1, PFS-1.2, PFS-2.1 to PFS-2.7					
Responsible Department(s)	Department of Public Works and Facilities					
Funding	Permit Fees, Grants					
Program PFS-2: Will-Serve Letters. The County shall require developers to obtain will-serve letters from all providers of public facilities and services to new development.						■
Implements Policy(ies)	PFS-1.2					
Responsible Department(s)	Community Development Resources Agency					
Time Frame	Ongoing (letters to be provided prior to final project approval)					
Funding	Development Applicants					
Program PFS-3: New Development Funding for Capital Facilities and Services. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility, and county service areas.		■				■
Implements Policy(ies)	PFS-2.4					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resources Agency, County Executive, County Counsel, Board of Supervisors					
Funding	General Fund					
Program PFS-4: Community Facilities District Bonds. The County shall consider the establishment of a Community Facilities District for the Sunset Area for the purpose of financing capital facilities fees. The district's bonds would be used to finance the fees charged at, or prior to, issuance of building permits or other construction permits in order to reduce the up-front charges applied to new development.		■				
Implements Policy(ies)	PFS-2.4					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resources Agency, County Executive, County Counsel, Board of Supervisors					
Funding	General Fund					

PFS

Table 9-3: Public Facilities and Services

		2018-2019	2020-2021	2021-2026	Annual	Ongoing
Program PFS-5: Funding Water-Related Management Programs. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, sustainable groundwater management, and water conservation plans of the Placer County Flood Control and Water Conservation District for the Auburn Ravine and Pleasant Grove Watersheds.						
Implements Policy(ies)	PFS-5.1 to PFS-5.3, PFS-5.7 to PFS-5.9,					■
Responsible Department(s)	Department of Public Works and Facilities, Placer County Division of Environmental Health, Community Development Resource Agency—Engineering and Surveying Division, Placer County Flood Control and Water Conservation District, Board of Supervisors					
Funding	Development Fees, General Fund					
Program PFS-6: Incentivization for Using Recycled Materials. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.						
Implements Policy(ies)	PFS-6.4					■
Responsible Department(s)	Department of Public Works and Facilities, Economic Development Department					
Funding	General Fund					
Program PFS-7: Sale and Distribution of Recycled Materials. The County shall assist the Western Placer Waste Management Authority in the sale and/or distribution of recyclable materials recovered at the Western Placer Waste Management Authority Material Recovery Facility.						
Implements Policy(ies)	PFS-6.5					■
Responsible Department(s)	Western Placer Waste Management Authority, Department of Public Works and Facilities, Community Development Resource Agency					
Funding	Public Bonds					
Program PFS-8: Supplemental Funding for Fire Protection and Emergency Facilities. The County shall implement a funding program, to supplement existing revenue sources, in order to develop and operate a fire protection and emergency response facilities within the Sunset Area. The program shall fund the facilities, equipment, operations, training, maintenance and personnel costs for the facilities. The funding program shall include an analysis that determines the fair share cost of the provisions of these facilities and services for development within the Sunset Area.						
Implements Policy(ies)	PFS-8.2, PFS-8.3					■
Responsible Department(s)	Office of Emergency Services, County Executive, Community Development Resource Agency, Placer County Fire Department/California Division of Forestry and Fire Protection					
Funding	General Fund					

NATURAL RESOURCES (NR)

NR		Table 9-4: Natural Resources				
		2018-2019-	2020-	2021-2026-	Annual	Ongoing
Program NR-1: Encourage Clean Fuels. In consultation with the Placer County Air Pollution Control District (PCAPCD), cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components: <ul style="list-style-type: none"> A. Encouraging PCAPCD to implement a clean fuels fleet rule; B. Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (C.G.), liquefied petroleum gas (LPG), and electric batteries; C. Encouraging existing fueling stations in the county to provide clean fuels such as methanol and LPG; and D. Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations. 						■
Implements Policy(ies)	NR-5.4, NR-5.5, NR-7.15, NR-7.16					
Responsible Department(s)	Department of Public Works and Facilities, County Executive, Board of Supervisors, PCAPCD					
Funding	General Fund					
Program NR-2: Biotic Resources Evaluation. Prior to approval of discretionary development permits involving parcels with significant ecological resources, the County shall require, as part of the environmental review process, a biotic resources evaluation of the site by a wildlife biologist or similarly qualified person. The wildlife biologist shall base biotic resource evaluations upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants and animals. Biotic resource evaluations shall, at a minimum, include the following: <ul style="list-style-type: none"> A. A determination of whether the resource is to be avoided and whether resource values can be retained if the habitat is avoided; B. Identification of potential significant impacts; C. A mitigation plan for potential significant impacts; D. A mitigation monitoring plan. All new development proposals shall include any wetland delineation required by the U.S. Army Corps of Engineers. As part of the permit process, new development project applicants shall complete informal consultation with USFWS and CDFG to determine the exact mitigation measures that will be required for listed species. Species proposed for listing or federal candidates may need to be considered to avoid additional mitigation requirements if listing occurs during project construction. If sensitive species of concern are not located on-site and the agencies concur, no further action is necessary. If listed species are located on the new development project site, the project applicant and County shall enter into formal consultation with CDFG and USFWS. The precise mitigation required for direct and indirect impacts to sensitive species will depend on agency consultation and agreements.						■
Implements Policy(ies)	NR-2.1, NR-2.2					
Responsible Department(s)	Community Development Resource Agency					
Funding	Development Applicants					

NR

Table 9-4: Natural Resources

		2018-2019	2020	2021-2026	Annual	Ongoing
Program NR-3: Stream Protection Program. Where stream protection is required or proposed, the County shall require new development to preserve, protect, and enhance stream corridors. using one or more of the following methods.						
A. Preserve stream corridors and stream setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement must be clearly defined and conditioned prior to subdivision map or project approval;						
B. Designate open space easement or dedication areas (as described in a. above) as open space;						
C. Protect stream corridors and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining stream corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural corridor, 4) using riparian vegetation within stream corridors, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within stream corridors or stream setbacks, and 6) avoiding tree removal within stream corridors;						
D. Provide recreation and public access near streams consistent with Sunset Area Plan policies;						
E. Use design, construction, and maintenance techniques that ensure development near a stream will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas.						
Implements Policy(ies)	NR-2.5, NR-2.6, NR-3.1, NR-3.3 to NR-3.9					
Responsible Department(s)	Community Development Resource Agency					
Funding	Development Applicants					

NR

Table 9-4: Natural Resources

		2018-2019- 2020- 2021-2026- 2027- Annual Ongoing	2018-2019- 2020- 2021-2026- 2027- Annual Ongoing	2018-2019- 2020- 2021-2026- 2027- Annual Ongoing	2018-2019- 2020- 2021-2026- 2027- Annual Ongoing	2018-2019- 2020- 2021-2026- 2027- Annual Ongoing
<p>Program NR-4: PCCP and CARP Program Consistency. The County shall require project applicants to delineate all aquatic resources on the project site, consistent with CARP requirements and USACE methodology. The County will calculate the extent of impacts to aquatic resources, based on the aquatic resources delineation overlain with project design maps, and determine the required fees, mitigation/conservation bank credit payments, and/or land dedication in-lieu of fees requirements after all feasible avoidance and minimization measures described in the PCCP and CARP have been applied. The USACE will review wetland delineations and make permitting determinations based on procedures described in the CARP. If ground disturbance directly or indirectly encroaches on the immediate watershed of a vernal pool type wetland, that wetland shall be subject to compensatory mitigation fees. Compensatory mitigation shall be provided according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the In-Lieu Fee Program or purchase of mitigation credits at an agency-approved mitigation bank. The fees collected through the PCCP and In-Lieu Fee Program shall be used to fund land acquisition, mitigation projects that protect, enhance, and restore aquatic resources, and long-term management and monitoring within the PCCP Reserve Acquisition Areas. Lands acquired through the in-lieu fee program shall be of similar or higher quality than those affected by Covered Activities.</p>		■				■
Implements Policy(ies)	NR-1.4					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					
<p>Program NR-5: Special-Status Plant Species Protection. The County shall require project applicants, as a condition of project approval, to retain qualified botanists to conduct a protocol-level botanical survey. The survey, at a minimum, shall cover the following:</p> <ol style="list-style-type: none"> 1. All plant species encountered on the project site shall be identified to the taxonomic level necessary to determine species status. 2. The surveys shall be conducted no more than 5 years prior and no later than the blooming period immediately preceding the approval of Improvement/Grading Plans or any ground disturbing activities, including grubbing or clearing. If special-status plants are identified on the project site, the project applicants shall be required to implement the following measures to mitigate the potential loss of special-status plant species: <ol style="list-style-type: none"> a. Avoid special-status plant occurrences through project design to the extent technically feasible and appropriate. Avoidance shall be deemed technically feasible and appropriate if the habitat occupied by special-status plants may be preserved on-site while still obtaining the project purpose and objectives and if the preserved habitat features could reasonably be expected to continue to function as suitable habitat for special-status plants following project implementation. b. If, after examining all feasible means to avoid impacts to potential special-status plant species habitat through project site planning and design, adverse effects cannot be avoided, then impacts shall be mitigated in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species. 		■				■

NR

Table 9-4: Natural Resources

		2018-2019	2020	2021-2026	Annual	Ongoing
<p>c. Notify CDFW, as required by the California Native Plant Protection Act, if any special-status plants are found on the project site. Notify the USFWS if any plant species listed under the Endangered Species Act are found.</p> <p>d. Develop a mitigation and monitoring plan to compensate for the loss of special-status plant species found during preconstruction surveys, if any. The mitigation and monitoring plan shall be submitted to CDFW or USFWS, as appropriate depending on species status, for review and comment. The County shall consult with these entities, as appropriate depending on species status, before approval of the plan to determine the appropriate mitigation measures for impacts on any special-status plant population. Mitigation measures may include preserving and enhancing existing on-site populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or preserving occupied habitat off-site in sufficient quantities to offset loss of occupied habitat or individuals.</p> <p>e. If transplantation is part of the mitigation plan, the plan shall include a description and map of mitigation sites, details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements, and sources of funding to purchase, manage, and preserve the sites. The following performance standards shall be applied:</p> <p>i. The extent of occupied area and the flower density in compensatory reestablished populations shall be equal to or greater than the affected occupied habitat and shall be self-producing. Re-established populations shall be considered self-producing when:</p> <ol style="list-style-type: none"> 1. plants re-establish annually for a minimum of 5 years with no human intervention, such as supplemental seeding; and 2. re-established habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types. <p>f. If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate to target the preservation of long term viable populations.</p>						
Implements Policy(ies)	NR-2.1					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

CULTURAL RESOURCES (CR)

CR		Table 9-5: Cultural Resources				2018-2019-2020	2020-2021-2022	2023-2026-2027	Annual	Ongoing
<p>Program CR-1: Cultural, Archaeological, and Historical Resource Impact Assessment. The County shall require the assessment and mitigation of cultural, archaeological, and historical resource impacts. If archaeological resources eligible for inclusion in the National Register of Historic Places (NRHP) or the California Register of Historic Places (CRHR) are identified, the County shall require an assessment of project impacts on these resources as well as identification of detailed measures to avoid or minimize impacts to these resources. The measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. The measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.</p> <p>The County shall also require that if historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.</p>						■				■
Implements Policy(ies)	CR-1.6									
Responsible Department(s)	Community Development Resource Agency									
Funding	General Fund, Developer Fees									

NOISE (N)

N		Table 9-6: Noise				
		2018-2019- 2020	2020- 2024/2021	2021-2026- 2040	Annual	Ongoing
Program N-1: Noise Ordinance Update. Upon adoption of the Sunset Area Plan, the County shall update the Placer Noise Ordinance to reflect the unique provisions of the Area Plan.						
Implements Policy(ies)	N-1.1 through N-1.5	■				
Responsible Department(s)	Community Development Resource Agency					
Funding	N/A					
Program N-2: Acoustical Analysis. The County shall require that project applicants identify and mitigate potential noise impacts through preparation of an acoustical analysis that meets the following conditions: <ul style="list-style-type: none"> A. Be the financial responsibility of the applicant. B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics. C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources. D. Estimate existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 6-1, and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the <i>Placer County Acoustical Design Manual</i>. E. Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. F. Estimate noise exposure after the prescribed mitigation measures have been implemented. G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures. <p>To prevent future sensitive land uses from disturbance during the sensitive times of the day, project proponents of a residential land use or a structure containing residential units shall, prior to the issuance of building permits, provide to the County a site-specific analysis prepared by a qualified acoustical engineer addressing interior noise levels in residential units. The analysis shall consider the types of uses being proposed in the same building or in the vicinity as the residential units in a mixed-use structure and existing noise sources adjacent to the proposed structure. The analysis shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB L_{dn} /CNEL interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building. If the analysis shows such standards would not be met with the design as proposed, the project proponent shall implement recommendations of the analysis that are shown to achieve the standards.</p>		■				■
Implements Policy(ies)	N-1.4					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

Program N-3: Noise Mitigation. The County shall require that new stationary noise sources that cannot meet the minimum siting distance requirements from sensitive receptors as specified in Policy N-1.6 include the following measures for future development applications including stationary sources.

- A. Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 10:00 p.m.), per the Placer County Noise Ordinance. All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.
- B. External mechanical equipment, including HVAC units, associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. In addition, when locating HVAC units on buildings adjacent to residential land uses, HVAC units shall not be located directly adjacent to windows of residential units. HVAC locations shall be chosen to minimize noise at nearby residential land uses.
- C. Loading docks shall be located and designed so that noise emissions do not exceed the exterior daytime (7:00 a.m. to 10:00 p.m.) standards of 55 dB L_{eq} /70 dB L_{max} and the exterior nighttime (10:00 p.m. to 7:00 a.m.) standards of 45 dB L_{eq} /65 dB L_{max} at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County noise standards. Noise studies shall comply with adopted SAP Policy N-1.6, Acoustical Study. Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.
- D. Parking lots and structures shall be located and designed so that noise emissions do not exceed the stationary noise source criteria identified in this analysis (i.e., exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB L_{eq} /70 dB L_{max} and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB L_{eq} /65 dB L_{max}) at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County and SAP noise standards. Noise studies shall comply with adopted SAP Policy N-1.6. Reduction of parking lot noise can be achieved by locating parking lots away from noise sensitive land uses, constructing noise barriers between parking lots/structures and noise-sensitive land uses, incorporating noise barriers into parking structure designs (e.g., providing solid walls around the top levels of parking structures), or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.

Implements Policy(ies)	N-1.5
Responsible Department(s)	Community Development Resource Agency
Funding	General Fund, Developer Fees

N

Table 9-6: Noise

		2018-2019- 2020	2020- 2024/2021-	2021-2026- 2020	Annual	Ongoing
Program N-4: Construction Noise Reduction Requirements. Prior to Improvement Plan approval or issuance of Grading Permits for construction activities to take place within 3,000 feet of sensitive land uses (i.e., places where people sleep, reside, or work), the County shall require the following noise reduction measures to be identified as notes on the Improvement/Grading Plans to be implemented by the project construction manager or contractor: <ul style="list-style-type: none"> A. All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses. B. Idling of construction equipment for extended periods (i.e., 5 minutes) of time shall be prohibited. C. All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. D. All construction equipment with backup alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized. E. Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site) where feasible and consistent with building codes and other applicable laws and regulations. F. When noise sensitive uses are close (i.e., 3,000 feet, the distance at which the daily Leq noise standard for the worst-case construction activity is achieved) noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise. 		■				■
Implements Policy(ies)	N-1.6					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

N

Table 9-6: Noise

		2018-2019- 2020	2020- 2024/2021-	2024/2026- 2040	Annual	Ongoing
Program N-5: Construction Vibration Reduction Requirements. For pile-driving activities proposed within 100 feet of any building, to reduce the potential for structural damage, and within 550 feet of an occupied residence/building, to minimize disturbance from pile-driving activities, a vibration control plan shall be developed by the project applicant and his/her construction contractors to be submitted to and approved by Placer County prior to approval of Improvement Plans or issuance of Grading Permits for the project. The plan shall consider all potential vibration-inducing activities that would occur within the distance parameters described above and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional pile-driving activities with the potential to result in structural damage or excessive noise. The following vibration control measures (or other equally effective measures approved by the County) shall be included in the plan: <ul style="list-style-type: none"> A. To prevent structural damage, minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving) for the purpose of preventing damage to nearby structures shall be established based on the proposed pile-driving activities and locations, once determined. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures. B. To prevent disturbance to sensitive land uses, minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving) shall be established based on the proposed pile-driving activities and locations, once determined. Established setback requirements (i.e., 550 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess of 72 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings are not being exposed to levels in excess of 72 VdB. C. All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Placer County so as not to exceed the recommended FTA and Caltrans levels. D. Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, nondisplacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels. E. Limit pile-driving activities to the daytime hours between 6:00 a.m. and 8:00 p.m. Monday through Friday and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday. F. Predrill pile holes to the maximum feasible depth to reduce the number of blows required to seat a pile. G. Operate all vibration inducing impact equipment as far away from vibration-sensitive sites as reasonably possible from nearby structures. 		■				■
Implements Policy(ies)	N-1.6					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

HEALTH AND SAFETY (HS)

HS		Table 9-7: Health and Safety				
		2018-2019- 2020	2020- 2021-2021	2021-2026- 2040	Annual	Ongoing
Program HS-1: Floodplain Identification. The County shall routinely require the identification of floodplains with the new discretionary projects and ensure that storm flows generated from new development do not flood the new development or other developments near the project.						
Implements Policy(ies)	HS-2.2					■
Responsible Department(s)	Community Development Resource Agency – Engineering and Surveying Division, Department of Public Works and Facilities, Flood Control District					
Funding	Developer Fees					
Program HS-2: Solid Waste Impact Protection. The Placer County Environmental Review Committee and Development Review Committee shall ensure that the citizens of Placer County are protected from public health and safety impacts associated with the operation of solid waste operations and facilities.						
Implements Policy(ies)	HS-3.1 through HS-3.3					■
Responsible Department(s)	Community Development Resource Agency, Environmental Health Services, Department of Public Works and Facilities, Air Pollution Control District					
Funding	Operators Fees, Developer Fees					
Funding	General Fund					
Program HS-3: Development and Fire Safety. The County shall refer development proposals to the appropriate local fire agency for review for compliance with fire safety standards.						
Implements Policy(ies)	HS-4.1 through HS-4.3					■
Responsible Department(s)	Community Development Resource Agency- Building Services Division, Placer County Fire Department					
Funding	Impact Fees					
Program HS-4: Mutual Aid Agreements. The County shall enter into agreements with other agencies for mutual aid during hazardous materials emergencies.						
Implements Policy(ies)	HS-6.7					■
Responsible Department(s)	County Executive, Office of Emergency Services					
Funding	General Fund					
Program HS-5: Hazardous Materials Documentation. The County shall document known location of hazardous materials storage and collect information from new businesses which include the storage, use, or distribution of hazardous materials.						
Implements Policy(ies)	HS-6.3, HS-6.4, HS-6.5					■
Responsible Department(s)	Environmental Health Services					
Funding	Developer Fees, General Fund					
Program HS-6: Emergency Response Plans. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to release or threatened release of a hazardous material or a response to fires which could cause a release of hazardous gases.						
Implements Policy(ies)	HS-6.4, HS-6.5, HS-6.6					■
Responsible Department(s)	Environmental Health Services, Placer County Fire Department, Placer County Office of Emergency Services					
Funding	Developer Fees, General Fund					

HS

Table 9-7: Health and Safety

		2018-2019-2020	2020-2024/2021-	2024/2026-2040	Annual	Ongoing
Program HS-7: Health Risk Assessments for Truck Loading/Unloading Facilities. The County shall prepare policy guidance for Health Risk Assessments for Truck Loading/Unloading Facilities that require project applicants who propose a truck loading/unloading facility within 1,000 feet of any residential land use, campus dormitory, student housing, residential care facility, hospital, school, park, playground, or daycare facility to prepare a qualified, site-specific Health Risk Assessment (HRA) showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from Placer County Air Pollution Control District (PCAPCD) and approved by PCAPCD. If the HRA determines that a nearby residence, a school, or childcare facility would be exposed to an incremental increase in cancer risk greater than 10 in 1 million, then design measures shall be incorporated into the proposed project to reduce the level of risk exposure to less than 10 in 1 million. Design measures may include but are not limited to the following: <ul style="list-style-type: none"> A. Provide one 110/208-volt power outlet for every two-truck loading/unloading docks or areas. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's CEQA Handbook (PCAPCD 2017a) and is also consistent with measure VT-1 in the CAPCOA guide (CAPCOA 2010:300-303). B. The use of electric-powered "yard trucks" or fork lifts to move truck trailers around a truck yard or truck loading/unloading facility. C. The use of buildings or walls to shield commercial activity from residences or other sensitive land uses within 1,000 feet of the facility. D. Planting and maintaining a vegetative buffer between the truck loading/unloading facility and sensitive residences, schools, and daycare facilities within 1,000 feet of the facility. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure. E. An equipment operator of a TRU must not cause or allow a TRU to operate within one thousand (1,000) feet of a residential area or school unless the cargo will be loaded or has been unloaded within thirty (30) minutes. 		■				■
Implements Policy(ies)	HS-6.15					
Responsible Department(s)	Community Development Resource Agency, Air Pollution Control District					
Funding	Developer Fees, General Fund					

HOUSING (H)

H		Table 9-8: Housing				2018-2019- 2020	2020- 2024/2021-	2021/2026- 2040	Annual	Ongoing
Program H-1: Infrastructure Expansion. The County shall coordinate with water and sewer service providers to assess needs for infrastructure improvements and plans for expansion. The County shall communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure is available to support future residents and conserve or recharge, as necessary, groundwater supplies.										
Implements Policy(ies)	H-1.2									■
Responsible Department(s)	Community Development and Resource Agency- Engineering and Surveying Division, Department of Public Works and Facilities									
Funding	General Fund									
Program H-2: Buffer Policy Guidance. The County shall establish policy guidance for mitigating the impacts of adjacent incompatible uses through landscaped buffers, transitional land uses, or other techniques.										
Implements Policy(ies)	H-1.3, H-1.4					■				■
Responsible Department(s)	Community Development and Resource Agency- Planning Services Division, Office of Economic Development									
Funding	General Fund									

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Draft to Final Revisions



Part III: Implementing Zoning

Draft to Final Revisions

Appendix A: Corridor Design Standards and Guidelines

Appendix B: Resolutions

Part IV: Appendices



Draft to Final Revisions